

**TO LOCK  
PERMANENTLY**  
← Push down spur  
with a blunt  
instrument. →











INDEX — 1959 MINUTES

<u>Date</u>	<u>Page No.</u>	<u>Text</u>
September 18, 1959	1	Joint meeting with Trustees Election of Officers Adoption of By-Laws
October 1, 1959	1 2	Visited Indianapolis Redevelopment Commission
October 8, 1959	3	Recruitment of executive director NAHRO Conference — Master Plan
October 15, 1959	3	Visited Plan Commission
November 4, 1959	4	Visited NAHRO and ASPO offices
November 12, 1959	5	Newsletter mailing list Agreement on salary for executive director Review of applications
November 18, 1959	6	Approval of letterhead McDonald assigned to review all applications Discussed necessity for meetings with Plan Commission, Mayor, Civic Improvement Committees and various local organizations Publicity
December 7, 1959	6	Interview — Emanuel Gorland
December 14, 1959	7	Interview — Charles H. Reeve, Jr.
December 15, 1959	7 8	Interview — Donald L. Kline
December 18, 1959	8	Interview — Paul J. Stralitz

INDEX — 1960 MINUTES

January 14, 1960	1	Interview — Robert Adams
January 9, 1960	1	Re-interview — Emanuel Gorland
March 17, 1960	2	Reviewed applications
March 22, 1960	2 3	Interview — Heinz Fenichel Office space requirements
March 26, 1960	3	Interview — Norton A. Kent Swager reported on meeting with Mayor concerning office space. Heinz Fenichel offered executive director position, but refused
March 30, 1960	4	Recruitment of executive director 1960 budget Swager appointed acting secretary



<u>Date</u>	<u>Page No.</u>	<u>Text</u>
April 7, 1960	5	Recruitment of executive director Approval of 1960 budget 1961 budget
April 14, 1960	5 6	Joint meeting with Trustees Report on interview with Dempsey
April 19, 1960	6 7	Meeting with Finance Committee Report to Common Council on efforts to find executive director Council authorized increase in salary for executive director
April 30, 1960	7	Interview — James R. Crozier
May 5, 1960	8 9	Suggested outline of a planning pro- gram for Fort Wayne by G. N. Beckman of Planning Consultants (Pittsburgh)
May 23, 1960	10	1961 budget
May 24, 1960	10	Meeting with Finance Committee re 1961 budget
May 28, 1960	11	Meeting with W. F. McNagney, J. F. Bonsib, L. E. Beatty and E. A. White
June 2, 1960	12	Office space Proposed meeting with Hattersley Press conference and TV Show to introduce J. R. Crozier Discussed arrangements for meet- ings with various local groups
June 15, 1960	13	Joint meeting with Trustees to introduce J. R. Crozier 1961 budget Office space
June 20, 1960	13 14	Recommendations and adminis- trative procedures
July 7, 1960	15 16 17	Budget; Automobile (Board of Works' offer to purchase automobile); Publicity; Workable Program; By- Laws; Personnel; Organizations; Minutes; Finance; contact with local groups and Renewal Program
July 13, 1960	17 18	Budget; Minutes; Finance Reporting; Monthly Report and Urban Re- newal Program
July 21, 1960	18 19 20	Budget support actions; Personnel; Board of Works (car purchase); Finance; Joint meetings with Trustees; Appointment of Committees; Renewal Policy; Report of executive director and Program



<u>Date</u>	<u>Page No.</u>	<u>Text</u>
July 28, 1960	21	Joint meeting with Trustees
	22	1961 budget; Newsletter and Renewal Program
August 11, 1960	23	Liaison with Mayor; budget activi-
	24	ties; Moving expenses (C. Steffen);
	25	Urban Renewal Program (Interim
	26	Report) and Publicity
	27	
	28	
	29	
	30	
August 18, 1960	30	Trip to Chicago (URA)
	31	Workable Program
	32	Board of Works (Rolling Mill area)
		Budget activities Downtown Plan procedure
September 1, 1960	32	By-Laws; budget activities; work-
	33	able program; central district; redevelopment project and city-wide plan
September 15, 1960	33	Interview with Isadore Candeub of Candeub, Fleissig & Associates
September 22, 1960	34	By-Laws; Consultants; Conventions
	35	and Community Renewal Plan
September 29, 1960	35	Consulting Services (Candeub)
	36	
October 14, 1960	36	Central Business District; Com-
	37	munity Renewal Plan; Clearance Project; Newsletter; Indiana Tech. and State Tax Board
October 20, 1960	37	Consultants (Real Estate Research);
	38	Community Renewal Program (draft
	39	approved by Commission—authorized filing of application with URA.
		Press Release Policy; By-Laws approved
November 23, 1960	39	Central Business District (review
	40	of proposals from Hammer and Real Estate Research); Workable Program (certification by URA); City-Wide Renewal Plan (approval by Common Council—submitted to URA 11/23/60) Clearance and Redevelopment Project
December 8, 1960	40	Financial Policy (approved); Annual
	41	Meeting; Economic Study (financial
	42	participation of Downtown Association)
	43	Review of proposals (Hammer and Real Estate Research); GNRP procedure explained to Commission; Report of executive director; City-Wide Re- newal Plan (report on visit to URA)



<u>Date</u>	<u>Page No.</u>	<u>Text</u>
December 22, 1960	43	CRP (legal information required by
	44	URA); designation of economic consultant (report by McDonald concerning interviews in Chicago)
		Commission voted to negotiate with Hammer

# INDEX — 1961 MINUTES

January 3, 1961	45	Annual Meeting; Election of
	46	Officers; Joint meeting of
		Downtown Association; Commissioner's Bond; Central district study; Neighborhood renewal plan and Clearance area
January 12, 1961	46	Consulting Services (Blair Associates)
	47	Economic Study (Commission approved
	48	Hammer proposal dated Jan. 3)
		GNRP
January 19, 1961	48	Physical Planning Consultant (re
	49	transfer of funds)
		Luncheon meeting—Downtown Assoc.
January 26, 1961	49	Commissioner's Bond; Downtown
	50	Physical Plan (Approval of Blair proposal dated Jan. 25); Annual Report and NAHRO Conference
February 15, 1961	51	GNRP (executive director's
	52	report submitted to Commission)
	53	Report on Redevelopment Legislation
	54	Joint meeting with Trustees (scheduling
	55	
	56	
March 6, 1961	57	GNRP (authorized preparation of
	58	application for federal financial
	59	grant); Administrative Procedures
March 30, 1961	60	Workable Program; GNRP (housing
	61	survey by Urban League); Com-
	62	munity Renewal Program (hiring
	63	of additional personnel)
		Central District (visits by consultants)
		Lake Michigan Region Planning
		Great Lakes Institute; Reserve;
		Automobile Purchase; Com-
		missioner's Bond and oath of office;
		Redevelopment Legislation;
		Joint meeting with Plan Comm.
		1962 budget
April 13, 1961	64	Personnel; Joint meetings with
	65	Plan Commission and Trustees
May 16, 1961	65	Personnel; Report on CRP; GNRP;
	66	Automobile Purchase (legal notice)
	67	
May 25, 1961	68	(Automobile Purchase)—review of bids.



<u>Date</u>	<u>Page No.</u>	<u>Text</u>
June 8, 1961	68 69 70	Personnel; GNRP; CRP; Central District (progress report scheduled for June 29)
June 28, 1961	70 71 72 73	Special Meeting—CRP Contract Adoption of Resolution GNRP (reported that FHA & URA officials would have to visit area prior to submitting an application)
July 3, 1961	73 74	1962 Budget; Personnel
July 6, 1961	75 76 77 78 79	Approval of Blair Contract; Great Lakes Institute
August 3, 1961	80 81	Clearance & Redevelopment Project
August 24, 1961	82	Selection of First Project
August 31, 1961	83 84	Selection of First Project (tentative)
September 5, 1961	84 85	Selection of First Project (Adoption of Resolution)
September 14, 1961	85 86 87 88	Three Rivers Project (Appraisals) CRP (Accounting procedures) Membership—Chamber of Commerce
September 28, 1961	88 89	Acquisition Appraisals (Commission approved the retaining of Carl D. Light to do the first acquisition appraisal.)
October 5, 1961	89 90 91 92 93	Administrative Memorandum Recertification of Workable Program Three Rivers—Acquisition Appraisals August Balance Sheet
October 12, 1961	94	Three Rivers—Acquisition Appraisal (Carl D. Light); URA Visit
October 19, 1961	95 96	Neighborhood Renewal Plan (Resolution) Three Rivers—Re-use Appraisals
November 30, 1961	97 98	Economic Study; Physical Plan Three Rivers—Acquisition Appraisal (Mid-America) — Marketability report
December 7, 1962	99 100 101 102	Scheduling of meetings; September, October and November Balance Sheets
January 2, 1962	103	Annual Meeting
January 11, 1962	103 104	Downtown Economic Study
January 9, 1962	104-a	Special Meeting approving increase in salary for executive director.



January 18, 1962	105 106 107 108	Three Rivers—Acquisition Appraisal (James Harding) Declaratory Resolution
February 26, 1962	109 110	Special Meeting -- Amendment 1 Declaratory Resolution, Three Rivers Project
March 1, 1962	110 111 112 113 114 115	Resolution approving proposal of the City-County Building Authority; December 1961, and January 1962 Financial Statements
March 29, 1962	115 116 117 118	Gordon Banks selected to review the three appraisals of the Three Rivers property; Commission approved the advertising for an Assistant Director; the executive director's attendance at the ASPO Conference (4/29-5/3), and a trip to Providence, Rhode Island. February, 1962 Financial Statement.
April 12, 1962	118 119	Execution of Hammer's and Feiss' CRP contracts. Commission approved typewriter purchase, and accepted Dale McMillen's offer to lease one of the Bowser buildings for use as a Hanna-Creighton field office.
April 26, 1962	119 120 121	Commission directed that Gordon Banks move ahead on securing six months options on the Three Rivers property; accepted the final economic report of Hammer and Company, and authorized the GNRP contracts from City Planning Associates and Hammer and Company be sent to URA for concurrence.
May 10, 1962	121 122 123 124	Special meeting to consider and accept an offer of the United States to make an advance of Federal funds to aid in the cost of preparing a General Neigh- borhood Renewal Plan. Resolution.
June 7, 1962	124 125 126 127 128	Otto E. Grant, Jr. selected as counsel for the Commission; the Executive Director and Planner to attend IURA Conference at Turkey Run State Park. Approved Financial Statements - March, April and May, 1962.
June 21, 1962	129	Report from Siler on Three Rivers Marketability Report; Motion passed to hold public hearing on Three Rivers.



July 12, 1962	130 131 132 133	Motion passed to approve 1963 proposed budget; Motion passed to retain Hammer and Company Associates and City Planning Associates, Inc. for the Hanna-Creighton General Neighborhood Renewal Plan.
August 2, 1962	133 134 135 136 137	Motion passed to approve the Confirmatory Resolution One - Three Rivers Project; Approval of Amendment 2 - Personnel Policy - Senior Urban Renewal Planner. Financial Statement July, 1962.
August 16, 1962	137 138 139	Motion passed to retain Ronald E. Gettel and James W. Roth to perform the second and third re-use appraisals - Three Rivers; Adopted Resolution covering the checksigning procedure for the Hanna-Creighton Project.
August 30, 1962	140	Authorization of Secretary to certify and file the Declaratory Resolution on the Three Rivers Project. Three Rivers Developer Interest.
September 27, 1962	141 142 143	City Planning Associates, Inc. presented the physical plan for Hanna-Creighton; Summary of marketability study by Hammer & Company; plan to be presented to citizens of Hanna-Creighton; set-up executive session to discuss appraisals of Three Rivers.
October 18, 1962	144 145 146 147 148 149	Motion passed approving a Resolution of the City of Fort Wayne Redevelopment Commission Approving a General Neighborhood Renewal Plan; Financial Statements - September, August, June, 1962.
November 29, 1962	150 151 152	Motion passed to exercise option to purchase M. H. Foster estate - Three Rivers; Executive Director instructed to make offer to purchase Borden Company - Three Rivers. Financial Statement - October 31, 1962
December 27, 1962	153 154 155 156	Refusal of Borden Company - Three Rivers. Executive Director directed to notify Borden Company of condemnation proceedings. Financial Statement - November 30, 1962
January 2, 1963	156	Annual Meeting - Election of Officers
January 3, 1963	157 158	Resolution - Three Rivers - Lots 1, 2, 5, 6, west 15 ft. of Lot 7, west 5 ft. of Lot 3.

<u>Date</u>	<u>Page No.</u>	<u>Text</u>
January 31, 1963	160	Three Rivers - Instructed Grant
	161	to proceed with Hagerman pro-
	162	perty. Resolution - Hanna-
	163	Creighton - Undertaking surveys
	164	and plans. Main Street - resolu-
	165	tion by Council - resolution under-
	166	taking surveys and plans.
	167	Financial Statements - Dec. 1963
	168	and January 1963.
February 21, 1963	169	Motion to purchase Fisher Pro-
		perty in Three Rivers. Report
		on meeting held with Bordens.
April 4, 1963	170	Financial Statements - February
	171	and March, 1963 - Accepted offer
	172	to purchase the Borden Company
	173	in Three Rivers. - Hanna-Creighton -
	174	directed to pay attorney's fees from
		local budget temporarily.
May 2, 1963	175	Three Rivers - discussed demolition
	176	of Borden Property. Commission
		approved distribution of Downtown
		Plan. Resolution - <sup>4</sup> Approved
		salaries for Hanna-Creighton em-
		ployees.
May 9, 1963	176	Financial Statement - April, 1963.
	177	Hanna-Creighton - Approved Resolu-
	178	tion entitled Supplemental Resolution
	179	of Fort Wayne Redevelopment Com-
	180	mission Approving Undertaking of
	181	General Neighborhood Renewal
	182	Plan and Filing of Application
		for Advance of Funds. Main Street-
		Adopted resolution to insert the
		non-discrimination clause.
June 13, 1963	182	Financial Statement - May, 1963.
	183	Directed attorney to prepare resolu-
	184	tion for condemnation proceedings
	185	on Brinkman Corporation.
June 17, 1963	186	Approval of 1964 Proposed Budget.
	187	
June 26, 1963	187	Resolution approved for condemnation
	188	against the Brinkman Corporation
	189	
	190	
July 25, 1963	190	Hanna-Creighton - Resolution for
	191	execution of Ind. R-51 contract.
	192	Resolution approving GNRP.
	193	Motion to purchase Brinkman in
	194	Three Rivers. Commission
	195	approved Three Rivers Brochure.
	196	Report on HHFA audit Ind. R-36.



<u>Date</u>	<u>Page No.</u>	<u>Text</u>
August 1, 1963	197 198 199	Financial Statement - June, 1963. Discussed CRP, adopted that program be put in final form.
August 8, 1963	200 201 202	Financial Statement - July, 1963. Approval of reuse and acquisition appraisal contracts with Real Estate Research Corp. Approval of marketability study contract with Hammer & Co. (Main Street) Commission's meeting policy.
August 15, 1963	202 203 204 - - -	Commission confirmed price for purchase of National Mill Property. Selection of appraisers for first acquisition appraisal of Hanna- Creighton.
September 19, 1963	204 205 206 207 208	Readoption of Project No. 1 Hanna- Creighton Contract. Contracts ap- proved for first acquisition appraisal for Hanna-Creighton appraisers.
September 26, 1963	208 209 210 211	Approval of Financial Statement - August, 1963. Accepted bid for demolition of - Borden buildings in Three Rivers.
October 17, 1963	212 213 214 215 216	Financial Statement - September, 1963. Put up sign on Three Rivers Project advertising land for sale. River bank conditions of Three Rivers. Signed contract with Hammer & Co. for marketability study for Project 1 Hanna-Creighton. Adopted check signing resolution for Project 1 Hanna-Creighton.
November 6, 1963	217	Approved contract for planning in Project 1 Hanna-Creighton with City Planning Associates, Inc. Meeting schedule.
November 21, 1963	218 219	City Planning Associates presented three site plans to Hanna-Creighton Residents.
December 5, 1963	220 221 222 223 224	Financial Statements - October 31 and November 30, 1963. Commission to realtor for sale of Three Rivers project. Pledge cooperation with Fine Arts Foundation in Main Street Project.











Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

M I N U T E S

DATE: September 18, 1959

PLACE: Fort Wayne Country Club

MEMBERS PRESENT

P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

TRUSTEES PRESENT

L. D. Hodell  
A. L. Irmscher  
J. D. Shoaff

MEMBERS ABSENT

None

TRUSTEES ABSENT

E. D. Auer  
E. Whitehurst

This was a joint meeting with the Trustees. The Trustees had the newly appointed Commissioners as their guests for dinner.

ELECTION OF OFFICERS

Following dinner the Commissioners, without the participation of the Trustees, elected officers as follows:

<u>Nominated</u>	<u>For</u>	<u>By</u>	<u>Second</u>
P. Clarke	President	D. P. McDonald, Jr.	M. G. Scott
D. P. McDonald, Jr.	Vice President	W. V. Sowers	L. C. Swager
M. G. Scott	Secretary	P. Clarke	W. V. Sowers

There were no other nominations. The nominations were closed and the nominees were elected unanimously.

ADOPTION OF BY-LAWS

M. G. Scott moved and L. C. Swager seconded the motion that the Commission adhere to Robert's Rules of Order to guide the meetings of the Commission. The motion was passed unanimously.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:30 p.m.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

M I N U T E S

DATE: October 1, 1959

PLACE: Indianapolis Redevelopment Commission Offices

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: None

The Commissioners arrived at Mr. John W. Coffman's office at approximately 11 a.m. Mr. Coffman is executive secretary of the Indianapolis Redevelopment Commission.

Mr. Coffman introduced us to Earl Friend. Mr. Friend is a retired real estate man and buys all the real estate for the Commission. Also helps in relocating people.

Indianapolis instituted their redevelopment program in 1945, but really didn't get started until 1947, and no results until 1950.

They employed a staff as their first move and then established an accounting system, approved by the State Board of Accounts.

The first steps to be taken in connection with a new project are as follows:

1. Inspection of the area by
  - a. Board of Health
  - b. Fire Department
  - c. Police Department
  - d. Commissioners
2. Social and economic survey.
3. Appraisal by three realtors of each piece of property involved. Add all these for total cost of project.
4. Draw-up a resolution declaring this specific part of the city for redevelopment.
5. Obtain approval of City Council and Planning Commission.
6. Advertise Public Hearing.
7. Public Hearing

An individual can protest the project as a whole; if he protests only for his own property, then his protest can be only on the value.
8. On any project the Commissioners must develop a Redevelopment Plan, which will set forth land use.

Indianapolis Project A — 95% colored before, 100% colored after. 178 acres. Original land use: Residential 80%, Commercial 10% and Industrial 10%. New land use: Residential 65%, Commercial 15% and Public 20%.

This project when completed, cost the Commission \$414,000. The property cost \$1,320,000 which was very close to the appraised value.

Indianapolis accumulated money for two years at the 10¢ per tax dollar, which netted them 2 million dollars before they actually started any project.

Mr. Coffman recommends that any Commission have a full-time real estate man. For Indianapolis, Mr. Friend has purchased most of the property direct from the owners. He buys the same as anyone else. The appraisals are not of public record.

Mr. Coffman and Mr. Friend gave generously of their time, took our Commission to lunch and took us on a tour of Project A. The area was completely leveled and redeveloped. It was a lovely development consisting of both single and duplex homes, apartment buildings, a shopping center, a very beautiful Y.M.C.A. and a public park along the river.

A Progress Report covering twelve years of the activities of the Indianapolis Redevelopment Commission ending December 31, 1957, was obtained and placed in this Commission's files.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

M I N U T E S

DATE: October 8, 1959

PLACE: Fort Wayne Planning Commission Office

MEMBERS PRESENT: D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: P. Clarke

GUEST: W. J. Jones, Director City Planning Commission

It was agreed that D. P. McDonald, Jr. should place ads in ASPO and NAHRO publications for an executive director. Both magazines have a national distribution. He will also contact Dennis O'Harrow of ASPO for a possible meeting on October 21.

The Commission tentatively agreed on a trip to Cincinnati on October 20 to attend the National Conference of NAHRO.

All seemed to agree that Fort Wayne must have a Master Redevelopment Plan that will fit in with the "Over-All" Master Plan of The City Planning Commission.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

M I N U T E S

DATE: October 15, 1959

PLACE: Fort Wayne Planning Commission Office

MEMBERS PRESENT: D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: P. Clarke

GUESTS: W. F. Borgmann, Chairman, City Plan Commission  
W. J. Jones, Director, City Plan Commission

This meeting consisted almost entirely of Messrs. Borgmann and Jones showing us the Planning Commission's office, and some of the work done by the office staff.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

M I N U T E S

DATE: November 4, 1959

PLACE: Offices of ASPO and NAHRO, Chicago

MEMBERS PRESENT: P. Clarke  
M. G. Scott  
L. C. Swager

MEMBERS ABSENT: D. P. McDonald, Jr.  
W. V. Sowers

ASPO: Dennis O'Harrow  
James Pickford

NAHRO: Mr. Lange  
Mrs. Gazzolo

As soon as we met Dennis O'Harrow he told us of a fine young man in Youngstown, Ohio who would make a good executive director, and who was out of a job due to yesterday's election. The man was, Ed Foulk, 32 to 34 years old, 2-1/2 years in ASPO's Chicago office, Master degree in Planning - Georgia Tech. Mr. Foulk was contacted immediately by phone, and P. Clarke gave him the details of our job and asked that if interested he write us.

Dennis O'Harrow recommended the services of a consultant for dealing with the Federal Government. The consultant will make all the studies necessary for the project. He will then prepare all papers and make all contacts to get Federal aid. Federal Government pays 2/3, Local Government 1/3. The consultant knows all the things that can be used for credit, such as sewers, street, schools, etc., already completed. Workable Program - seven steps a city must take in order to get a Federal grant. See list in back of Sears' Booklet, ABC's in Urban Renewal.

In Redevelopment one of the big problems is Relocation.

City Planning Commission should have a plan and in the plan point out the blighted areas that need redevelopment; it is then a case of setting up priorities for the projects.

Downtown planning in general should be done by the business men, who would probably pay for a survey and development of a plan. In order to carry out the plan they might need the work of the Redevelopment Commission because of its authority.

The NAHRO people immediately talked about Federal aid, pointing out that most redevelopment programs are too expensive for any community to attempt without Federal aid. They also pointed out that along with it came a lot of technical know-how.

Mr. Lange suggested starting off by using a consultant--even before hiring an executive director. The consultant could work out the "Workable Program".

D. P. McDonald, Jr. and M. G. Scott attended the NAHRO Convention In Cincinnati on October 20, 1959.



Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

M I N U T E S

DATE: November 12, 1959

PLACE: Conference Room - Peoples Trust & Savings Bank

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: None

It was agreed that, with some alterations, the lists of civic organizations received from the Chamber of Commerce and the Citizens Civic Association should comprise our mailing list. The Newsletter submitted by P. Clarke, should be our first written communication to the aforementioned civic organizations. The Newsletter will be printed at the Peoples Trust & Savings Bank.

M. G. Scott was assigned the detail of designing stationery for the Commission.

W. V. Sowers distributed literature which he had culled from all material sent him, and recommended it as reading material for all Commissioners.

It was agreed that the title of our paid full-time man should be executive director. It was also agreed that the salary range for this job should be \$9,000. to \$14,000.

W. V. Sowers reported that, temporarily, the City Controller will mail each of us claim forms to be returned to him for reimbursement. It was agreed that claim forms be brought to our meetings and submitted in a group.

It was agreed that in all public speaking, Commissioners use the same format.

D. P. McDonald, Jr. read some applications in reply to our ads. P. Clarke was requested to contact one of the applicants by telephone. D. P. McDonald, Jr. agreed to get some background information on the others.

The handling and dissemination of news and publicity was discussed, but no conclusion was reached.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

M I N U T E S

DATE: November 18, 1959

PLACE: Conference Room - Peoples Trust & Savings Bank

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
L. C. Swager

MEMBERS ABSENT: W. V. Sowers

M. G. Scott submitted a proposed layout for a temporary letterhead. After some alterations it was approved.

P. Clarke reported that Ed Foulk was not interested in coming to Fort Wayne (see minutes, November 4, 1959).

It was agreed that D. P. McDonald, Jr. review all applications for the position of executive director, and submit to the Commissioners only those he thinks would be qualified.

It was suggested that the Commissioners meet with B. Borgmann and B. Jones to discuss the policy of the Commission as to whether Redevelopment should be accomplished by using a Master Plan or by processing one project at a time.

It was agreed that we should have meetings with the Mayor, The Downtown Association, Local Architects, Civic Improvement Committees, The Chamber of Commerce, The AFL-CIO, and other appropriate organizations.

D. P. McDonald, Jr. was directed to be in charge of publicity.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

M I N U T E S

DATE: December 7, 1959

PLACE: Dining Room - Peoples Trust & Savings Bank

MEMBERS PRESENT: D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: P. Clarke

The meeting was for the purpose of interviewing Emanuel Gorland. As a result of the discussion, it was decided to invite Emanuel Gorland to return when P. Clarke could be present.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

M I N U T E S

DATE: December 14, 1959

PLACE: Dining Room - Peoples Trust & Savings Bank

MEMBERS PRESENT: D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: P. Clarke

The meeting was for the purpose of interviewing Charles H. Reeve, Jr.  
As a result of the discussion, it was decided to seek other applicants.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

M I N U T E S

DATE: December 15, 1959

PLACE: Dining Room - Peoples Trust & Savings Bank

MEMBERS PRESENT: D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: P. Clarke

The meeting was for the purpose of interviewing Sinclair Powell.  
As a result of the discussion, it was decided to seek other applicants.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

M I N U T E S

DATE: December 16, 1959

PLACE: Dining Room - Peoples Trust & Savings Bank

MEMBERS PRESENT: D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: P. Clarke

The meeting was for the purpose of interviewing Donald L. Kline.  
As a result of the discussion, it was decided to seek other applicants.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

M I N U T E S

DATE: December 18, 1959

PLACE: Dining Room - Peoples Trust & Savings Bank

MEMBERS PRESENT: D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: P. Clarke

The purpose of the meeting was to interview Paul J. Stralitz.  
As a result of the discussion, it was decided to seek other applicants.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

M I N U T E S

DATE: January 14, 1960

PLACE: Dining Room - Peoples Trust & Savings Bank

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: None

The purpose of the meeting was to interview Robert Adams. As a result of the discussion, Mr. Adams was offered the position.

After due consideration, Mr. Adams declined the offer and offered aid in obtaining an executive director.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

M I N U T E S

DATE: January 9, 1960

PLACE: Keenan Hotel

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: None

The purpose of the meeting was to reinterview Emanuel Gorland. As a result of the discussion, it was decided to seek other applicants.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

M I N U T E S

DATE: March 17, 1960

PLACE: Dining Room - Peoples Trust & Savings Bank

MEMBERS PRESENT: D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: P. Clarke

This luncheon meeting was arranged to review the letters of application from the prospects obtained from Robert Adams.

It was decided that of the letters received, we should interview Heinz Fenichel and Norton A. Kent. D. P. McDonald, Jr. will ask these two men to come to Fort Wayne as soon as possible.

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M I N U T E S

Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

DATE: March 22, 1960

PLACE: Dining Room - Peoples Trust & Savings Bank

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
L. C. Swager

MEMBERS ABSENT: W. V. Sowers

This was a luncheon meeting arranged in the dining room of the Peoples Trust & Savings Bank to interview Heinz Fenichel for the position of executive director.

Mr. Fenichel is 32 years old, has a MS degree in Architecture and in City Planning from the University of California. He appeared to be brilliant and had several years experience in City Planning. He had a definite accent, was born in Berlin, Germany of Jewish parents, who in 1938 moved to Israel. He was not an American, but would get his final citizenship papers before the year is over.

He was told that we had an interview scheduled with another applicant and that we would give him an answer in approximately one week.

L. C. Swager brought up the question of office space and whether or not rent should be included in the 1960 Budget. He mentioned his visit with B. Jones, and that B. Jones thought we should be located close to him so that we could use their maps, etc.

Following the discussion, L. C. Swager was asked to discuss office space with the mayor.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

M I N U T E S

DATE: March 26, 1960

PLACE: Keenan Hotel

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: None

GUEST: J. O'Dowd

This was a luncheon meeting arranged at the Keenan Hotel, to interview Norton A. Kent for the position of executive director.

A majority of the Commissioners were not well impressed with Mr. Kent. After he left the meeting it was definitely decided that we would not offer him the position.

We then spent considerable time discussing the qualifications of H. Fenichel, but on account of his accent and the fact that he was foreign born, we did not reach a final decision.

L. C. Swager reported on his visit with the mayor on March 23. Mr. Mayor recommends that we do not put anything in our budget for 1960 for rent, that we should have space in the City Engineering Building close to the Planning office.

Note: Following the meeting, each Trustee was contacted, plus M. Ward, and on Sunday, March 28, D. P. McDonald, Jr., by telephone offered Heinz Fenichel the position. Due to the fact that he was more interested in Planning than in Redevelopment, and due to the fact that he was pretty much committed to another location, Fenichel turned our offer down.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

M I N U T E S

DATE: March 30, 1960

PLACE: Trust Department - Fort Wayne National Bank

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: None

GUEST: J. O'Dowd

Reviewed where we stood in regard to finding an executive director since Heinz Fenichel had turned down our offer.

Following the discussion, it was decided that we would take the following plans of action:

1. D. P. McDonald, Jr. would, while in Chicago, visit the ASPO and NAHRO office for names of additional prospects.
2. W. V. Sowers will write to several member banks in cities having redevelopment programs and ask them if they can't recommend the names of possible prospects.
3. P. Clarke and D. P. McDonald, Jr. to go to Saginaw, Michigan to see Mr. Dempsey, the Head of Planning & Redevelopment there, who might be a possibility.

W. V. Sowers and L. C. Swager were asked to prepare an operating budget for the remainder of 1960 so it can be presented to the City Council as soon as possible.

The problem of the 1961 budget and getting on the tax roll was discussed. J. O'Dowd said that he and G. Gable, City Comptroller, were going to Indianapolis on Wednesday, April 6, and L. C. Swager was welcome to go along in order to look over budgets of other Indiana cities when starting a Redevelopment Program. It was agreed that L. C. Swager would go.

In order to have a complete record of all meetings, trips, actions, etc. of the Commission, L. C. Swager was asked to act as recording secretary.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

M I N U T E S

DATE: April 7, 1960

PLACE: Trust Department - Fort Wayne National Bank

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
W. V. Sowers  
L. C. Swager (Part Time)

MEMBERS ABSENT: M. G. Scott

GUEST: Robert Adams

D. P. McDonald, Jr. reported on his trip to Chicago. He talked to ASPO people and is getting names of additional prospects for our position of executive director. He also talked to Mrs. Gazzolo of NAHRO, who agreed to get more names. She also suggested attending ASPO convention in May where prospects and prospective employers can get together.

Discussed the possibility of getting Mr. Dempsey of Saginaw, Michigan. R. Adams talked to him on the phone. He remains a possibility. P. Clarke and D. P. McDonald, Jr. will try to visit Saginaw next Wednesday to interview him and look over his project in Saginaw.

The budget for the last eight months of 1960 as prepared by Messrs. Sowers and Swager was approved. It will go before the City Council next Tuesday, April 12. P. Clarke will attend the Council Meeting to represent the Commission.

L. C. Swager reported that it was not possible for J. O'Dowd and G. Gable to meet him at the State House on Wednesday, April 6. L. C. Swager will get all information possible on the 1961 budget, including the date it must be presented, by our next meeting.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

M I N U T E S

DATE: April 14, 1960

PLACE: Chamber of Commerce

MEMBERS PRESENT

P. Clarke  
D. P. McDonald, Jr.  
L. C. Swager

TRUSTEES PRESENT

A. L. Irmscher  
E. D. Auer  
J. D. Schoaff

MEMBERS ABSENT

M. G. Scott  
W. V. Sowers

TRUSTEES ABSENT

L. D. Hodell  
E. Whitehurst

This meeting was held with the Trustees in order to bring them up to date on the Commission's operations. After opening the meeting with some brief remark about the Commission, P. Clarke asked D. P. McDonald, Jr. to review in detail our efforts to obtain an executive director.

P. Clarke then gave a report on his and D. P. McDonald's Jr. trip to Saginaw, Michigan where they interviewed Mr. Dempsey who is Saginaw's Director of Planning and Redevelopment. In Saginaw there are three sections in the department.

1. Redevelopment
2. Comprehensive Planning
3. Planning Administration

Mr. Dempsey is in charge of all three sections.

Mr. Dempsey was offered a salary of \$14,000. He should give us an answer by Monday or Tuesday of next week.

The Trustees were complimentary of the Commission's reports. One of them suggested that in case Mr. Dempsey did not accept that we reevaluate our requirements in a man (maybe our sights are too high); one of them even mentioned the possibility of a local man who would be a good manager and administrator.

It was decided that the Trustees be invited to one of our meetings each month.

The idea of sending out a Newsletter is to be reviewed.

The next meeting of the Commissioners will be at 7:30 P. M. Tuesday, April 19 in the Council Caucus Room, Council Chambers, City Hall.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

M I N U T E S

DATE: April 19, 1960

PLACE: Caucus Room - City Council

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
L. C. Swager

MEMBERS ABSENT: M. G. Scott  
W. V. Sowers

This was a meeting with the Finance Committee of the City Council to review the Ordinance containing our 1960 budget.

The following Councilmen were present:

Carl L. Alter	-	At Large
Patrick W. Donahue	-	"
Julian Franke, Jr.	-	"
John Nuckols	-	1st District
John R. Robinson	-	2nd District
William T. Hinga	-	3rd District
Herbert G. Tipton	-	4th District
Robert W. Dahman	-	5th District
Verlin H. Buchanan	-	6th District

P. W. Donahue, Chairman, asked C. L. Alter to read the Ordinance.

P. Clarke made a brief presentation of The Indiana Redevelopment Act, plus the aims and objectives of the Fort Wayne Commission.

D. P. McDonald, Jr. gave a review of our efforts to obtain an executive director, pointing out how scarce qualified men are and the difficulty in obtaining one for \$12,000. annual salary.

After a full discussion, the City Council passed a motion to increase the salary for an executive director for the balance of 1960 from \$8,000 to \$10,000. so that the Commission could feel free to go up to \$15,000. in order to get a good man.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

M I N U T E S

DATE: April 30, 1960

PLACE: Conference Room - Peoples Trust & Savings Bank

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers

MEMBERS ABSENT: L. C. Swager

The purpose of the meeting was to interview J. R. Crozier for the position of executive director. As a result of the meeting, it was decided to give further consideration to the employment of J. R. Crozier.

After further discussion and investigation, P. Clarke in a letter dated May 9, 1960, offered the position to J. R. Crozier. Subsequently, J. R. Crozier accepted the position in a letter dated 22 May 1960, addressed to D. P. McDonald, Jr. A copy of P. Clarke's letter to J. R. Crozier is attached to these minutes.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

M I N U T E S

DATE: May 5, 1960

PLACE: Fort Wayne Country Club

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers

MEMBERS ABSENT: L. C. Swager

This was a luncheon meeting at the Fort Wayne Country Club so that G. N. Beckman of Planning Consultants of Pittsburgh could explain the services of his company, and gave the following "Suggested Outline of a Planning Program for Fort Wayne, Indiana".

SUGGESTED OUTLINE OF A PLANNING PROGRAM  
FOR  
FORT WAYNE, INDIANA

- A. 1. A review and study of the physical economic and social factors accounting for the past growth of the Fort Wayne area. An analysis of metropolitan growth prospects to determine future growth trends. Charts and tables of economic trends.
2. Collection mapping, and review of regional proposals affecting future development in the boro including regional highways, transporation, water, sewers, and industrial areas.
3. Analysis of population characteristics and trends. An estimate of future population for the next twenty-five years. Population growth charts and distribution maps.

B. EXISTING DEVELOPMENTS

1. Natural Resources. A survey and review of topography, geology, and other assets or limitations affecting future development.
2. Land Use. Survey, mapping, and analysis of existing land uses in the region with a tabulation of amounts of land devoted to each classification of use.
3. Utilities. Study of location, capacity, and ultimate limits of existing utilities, water, sanitary, sewer, etc.
4. Highways. Study of existing highway facilities, map of existing street right-of-way, payment widths and traffic flow on principal thoroughfares. Projection of traffic volume trends for the next twenty-five years.

(Following is a copy of a letter from Paul Clarke to James Crozier, dated May 9, 1960.)

Mr. James Crozier  
2747 Laburnum Avenue, S. W.  
Roanoke, Virginia

Dear Jim:

This is a rather informal offer of our Executive Directorship to you at a salary of \$13,000 per year. We are very anxious to have you accept.

We hope you can come at an early date, but realize that problems will arise respecting your present work, so will wait until these are resolved in an orderly fashion.

Your acceptance letter will be very welcome, and it should be sent to Donnelly, as I must be away for about 10 days. Please enclose with it a resume of your personal history so that we may incorporate it into a press release that should include the date when you can start here.

If any of us, or others here, can aid you and Mrs. Crozier in finding a suitable residence, and in getting settled, we will be happy to help. Incidentally, we will defray your moving expenses, and I enclose for your use at the appropriate time a letter to North American's agent in Roanoke.

I could write considerably more about how impressed we were with you, but it seems unnecessary considering our telephone talk of today and your earlier discussion with Donnelly.

Sincerely,

Paul Clarke, President  
FORT WAYNE REDEVELOPMENT COMMISSION

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5. Schools & Parks. Survey of existing facilities, location and adequacy of sites and charting of future school enrolments.
6. Business District. Survey and analysis of building usage, parking, traffic and other factors offsetting the shopping environment. Study of market area to determine future growth, competing shopping districts and probable future sales problems of the Central Business District.
7. Renewal Areas. Detailed analysis of deteriorated areas of the city including extent and nature of dilapidation and other problems causing deterioration.
8. Legislation. Review of existing zoning subdivision controls and their legislative devices establishing standards or controls of future developments.

C. THE MASTER PLAN

1. Major Thoroughfare Plan. Identifying existing and proposed roads which must be incorporated as part of a future street system. Standards for their improvement, and the location of secondary and collector streets which will be needed in the future.
2. Residential Land Use Plan. Delineating future residential areas, neighborhood boundaries and housing problem areas.
3. Community Facilities Plan. Recommending sites for future schools, public buildings, parks and open spaces.
4. Central Business District Plan. Specifying a long term program for revitalizing the shopping community through the separation of vehicular and pedestrian traffic expansion of parking facilities and provisions for new or remodeled stores, offices and public buildings.
5. Commercial and Industrial Land Use Plan. Indication areas for future expansion of commercial uses and industrial parks and a discussion of desirable standards for their development.
6. Public Utilities Plan. Showing areas to be served by water, storm and sanitary sewers.
7. Renewal Program. Outlining devices suitable to Fort Wayne for redevelopment specifying areas for redevelopment, renewal or conservation priorities and projects, and estimated costs of such programs. Detailed project plans to be included for highest priority projects.
8. Comprehensive Plan. After review and approval of each element of the plan as detailed above, a composite plan will be prepared on tracing cloth.
9. Capital Improvement Budget. Recommending priorities for public improvements for twenty years, and outlining a six-year budget period.
10. Legislation For Planning. Preparation of all needed revisions and additions to zoning, subdivision controls, housing codes, and other legislative tools for carrying out the plan.
11. Report Number Two: "A MASTER PLAN FOR FORT WAYNE, INDIANA".

Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

M I N U T E S

DATE: May 23, 1960

PLACE: Dining Room - Peoples Trust & Savings Bank

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: None

This meeting was called to review and discuss the 1961 budget. After a few changes and an agreement that we should ask for \$175,000. to purchase land, the budget of \$295,675. was approved.

It will be presented to the Finance Committee of the City Council at 7:00 P.M. May 24, 1960.

Copy of budget attached.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

M I N U T E S

DATE: May 24, 1960

PLACE: Caucus Room - City Council

MEMBERS PRESENT: D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers

MEMBERS ABSENT: P. Clarke  
L. C. Swager

This was a meeting with the Finance Committee of the City Council to review the 1961 budget for the Redevelopment Department.

The following were present:

Mayor Paul Burns  
Jerry O'Dowd  
Howard Minier

Robert R. Statham	-	Taxpayers Research Association
Carl L. Alter	-	Councilman At Large
Patrick W. Donahue	-	" " "
Julian Franke, Jr.	-	" " "
John Nuckols	-	1st District
John R. Robinson	-	2nd District
William T. Hinga	-	3rd District
Herbert G. Tipton	-	4th District
Robert W. Dahman	-	5th District
Verlin R. Buchanan	-	6th District

The main topics of discussion were the \$50,000. for Consulting Service and the \$170,000. for property acquisition. In the main the Council seemed favorable.

The next day the Mayor released the budget for the Newspapers. See articles attached.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

### M I N U T E S

DATE: May 28, 1960

PLACE: Fort Wayne Country Club

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: None

OTHERS: W. F. McNagny  
J. F. Bonsib  
L. E. Beatty  
E. A. White

This was a luncheon meeting suggested by W. F. McNagny and his group. They want to know, as men interested in Fort Wayne's future, how they can help.

P. Clarke explained that one of the things we needed most was to have our 1961 budget approved.

After a very interesting discussion of many phases of the Redevelopment Program, it was decided that three things would be done:

1. W. F. McNagny and his group would write a letter to each of the Newspapers stressing the importance of the 1961 budget and inviting editorial comment in favor.
2. They would also make personal contact with several councilmen and the Taxpayers Research Association.
3. P. Clarke would contact the County Chairman of each political party and invite them to a meeting to discuss our problems.



Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

M I N U T E S

DATE: May 23, 1960

PLACE: Dining Room - Peoples Trust & Savings Bank

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: None

This meeting was called to review and discuss the 1961 budget. After a few changes and an agreement that we should ask for \$175,000. to purchase land, the budget of \$295,675. was approved.

It will be presented to the Finance Committee of the City Council at 7:00 P. M. May 24, 1960.

Copy of budget attached.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

M I N U T E S

DATE: May 24, 1960

PLACE: Caucus Room - City Council

MEMBERS PRESENT: D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers

MEMBERS ABSENT: P. Clarke  
L. C. Swager

This was a meeting with the Finance Committee of the City Council to review the 1961 budget for the Redevelopment Department.

The following were present:

Mayor Paul Burns  
Jerry O'Dowd  
Howard Minier

# Redevelopment Dept. Budget Is \$290,675

A total of \$290,675—representing about a 10-cent tax levy — is asked to finance Fort Wayne's still-organizing Department of Redevelopment during 1961.

The Redevelopment Commission's 1961 budget request was released by Mayor Paul M. Burns yesterday. Figures in it are subject to possible later changes by City Council and the State Tax Board.

The two major items are \$170,000 "to be used in the purchase of real estate as projects develop" and \$50,000 for "city planning and redevelopment consulting service."

Salaries listed are \$13,000 annually for an executive director, \$8,500 for an associate director and \$4,000 for a secretary. The top staff posi-

tion was filled recently; the other posts still are open.

One \$24,625 non-repeating item in the proposed budget would be a refund to the general fund for money advanced for 1959 and 1960. Of this, the redevelopment organization still has on hand \$20,393.46 for the remainder of this year. Most of the money spent, according to City Controller George Gable, went to pay the expenses of applicants for the executive director post. The commission spent months trying to find the man it wanted.

One item certain to come out of the budget request is \$2,100 for office rent. Gable said the new department will be housed in City Engineering Building where it can be near the closely related planning department.

# Redevelopers Ask Budget Of \$290,675

A budget of \$290,675 for the Dept. of Redevelopment during 1961 has been submitted to the City Controller.

The two biggest cost items are \$170,000 for the purchase of real estate and \$40,000 for city planning and redevelopment consulting service.

Annual department salaries are \$13,000 for an executive director, \$8,500 for an associate director and \$4,000 for a secretary.

A \$2,100 item will come out of the budget. City Controller George Gable said this appropriation for office rent will not be needed since the new department will be housed in the City Engineering Building, close to the planning department.

*News Sentinel*  
May 27, 1960

*Journal Gazette - May 27, 1960*

Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

M I N U T E S

DATE: June 2, 1960

PLACE: Trust Department - Fort Wayne National Bank

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: None

Discussed office space for the Redevelopment Department. P. Clarke will contact city officials and try to get the space in the City Engineering Building which is now occupied by the Traffic Engineer. This space is adjacent to the City Planning Commission.

R. Hattersley, representing a group interested in downtown planning contacted P. Clarke requesting a meeting. It was agreed that we should meet with this group. When R. Hattersley calls back, a date will be set for the meeting.

Discussed the possibility of a one hour TV show to introduce J. R. Crozier to the community, and at the same time explain the operation of the Redevelopment Department. No conclusions were reached.

D. P. McDonald, Jr. will talk to C. Ward of the News-Sentinel concerning our budget.

It was agreed that meetings should be arranged with groups such as:

1. Redevelopment Trustees
2. Downtown Association
3. Society of Architects
4. Realtors
5. Urban League
6. City Civic Association
7. Civic Improvement Committees
8. Home Builders Association
9. Fine Arts' Group
10. Bill McNagney's Group
11. Junior League

A press conference to introduce J. R. Crozier will be arranged by D. P. McDonald, Jr.

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FORT WAYNE URBAN REDEVELOPMENT COMMISSION  
BUDGET FOR 1961

1.        SERVICES-PERSONAL

11	Salaries and Wages Regular		
	Executive Director	\$ 13,000.00	
	Associate Director	8,500.00	
	Secretary	4,000.00	
12	Salaries and Wages - Temporary		
	Appraisers, Relocation, Workers, etc.	<u>10,000.00</u>	\$ 35,500.00

2.        SERVICES-CONTRACTUAL

221	Professional Consulting Services for Planning and Redevelopment Projects	50,000.00	
212	Postage	500.00	
214	Telephone and Telegraph	500.00	
215	Travel Expense	1,000.00	
24			
241	Advertising and Publication of Notice	300.00	
242	Printing, other than Office Supplies	500.00	
243	Photography and Blueprints	300.00	
25	Repairs		
252	Repairs to Equipment	<u>200.00</u>	53,300.00

3.        SUPPLIES

331	Gasoline	300.00	
332	Oil	60.00	
334	Other, Garage and Motor Supplies	140.00	
361	Official Records	100.00	
362	Stationery	200.00	
363	Other Office Supplies	<u>500.00</u>	1,300.00

5.        CURRENT CHARGES

51	Insurance, including Commissioners' Bond	500.00	
54	Office Rent	2,100.00	
55	Subscription and dues	250.00	
56	Refund to City Treasurer for advance charge requirement 1959 & 1960	<u>24,825.00</u>	27,675.00

7.

PROPERTIES

721	Furniture and Fixtures	\$	500.00	
724	Motor Equipment (Auto)		2,100.00	
726	Other Equipment		300.00	
727	Real Estate - Funds to be used in the purchase of Real Estate as projects develop and/or to be accumulated in the capital fund for future redevelopment projects.		<u>170,000.00</u>	<u>\$172,900.00</u>
	TOTAL			\$290,675.00

Fort  
425 South Calhoun Street  
Fort Wayne, Indiana

M I N U T E S

DATE: June 15, 1960

PLACE: Chamber of Commerce

MEMBERS PRESENT

P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

TRUSTEES PRESENT

A. L. Irmischer  
L. D. Hodell  
J. D. Schoaff

MEMBERS ABSENT: None

TRUSTEES ABSENT

E. D. Auer  
E. Whitehurst

STAFF PRESENT: J. R. Crozier

This was a luncheon meeting with the Trustees arranged to introduce the new executive director, J. R. Crozier.

P. Clarke reviewed the 1961 budget, and the steps it will have to go through for approval---City Council, Allen County Tax Board, Indiana State Board of Tax Commissioners. The Trustees approved the budget and promised to do anything they could to gain its final approval.

P. Clarke discussed office space for the department.

As a method of starting J. R. Crozier's introduction to the community, a press conference will be held on Thursday, June 16 at the Press Club from 3:00 to 5:00 P.M. All Trustees and Commissioners are invited to attend.

Note: See Newspaper clippings about the press conference attached.

B. Ward, Chairman of the City-County Building Committee has assured P. Clarke of his committee's cooperation.

W. V. Sowers called attention to an article in the latest U. S. News and World Report on redevelopment.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

M I N U T E S

DATE: June 20, 1960

PLACE: Trust Department - Fort Wayne National Bank

MEMBERS PRESENT: D. P. McDonald, Jr.



7.           PROPERTIES

721	Furniture and Fixtures	\$	500.00	
724	Motor Equipment (Auto)		2,100.00	
726	Other Equipment		300.00	
727	Real Estate - Funds to be used in the purchase of Real Estate as projects develop and/or to be accumulated in the capital fund for future redevelopment projects.		<u>170,000.00</u>	<u>\$172,900.00</u>
	TOTAL			\$290,675.00

# Renewal Steps for City Cited

By JIM GOOD

Fine people, but a downtown section that could stand improvement.

That's the impression Fort Wayne gave the city's new Redevelopment Dept. executive director.

James Crozier met with the press and Fort Wayne officials for the first time Thursday afternoon in the Press Club at the Hotel Van Orman.

Several things have impressed him in his brief acquaintance with the city, he said, among them the proposed Fine Arts Community Center and the interest of the people in their community.

"I think a Fine Arts Center located downtown is a tremendous idea," the new director enthused.

Asked about his first impression town area Crozier made the understatement of the year:

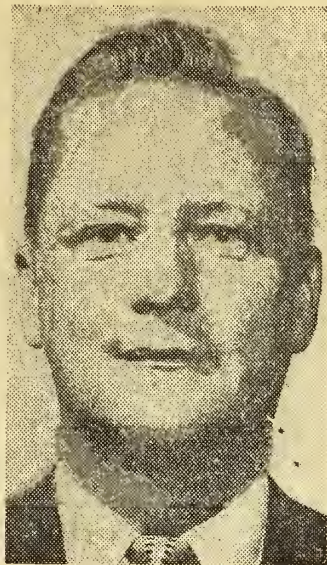
"There are other cities that shape up better," he said diplomatically. "Frankly, it looks like the area is designed to keep people away rather than attract them," he said when pressed for a more accurate appraisal.

Before he takes any definite action or formulates any active plans

Crozier said he must first familiarize himself with the city and the people.

He emphasized that while most of the talk is centered on the renewal of the downtown area be-

\* \* \*



JAMES CROZIER

cause of its obvious need, he is concerned with an over-all community renewal.

"Many people think that our only purpose is to clear out old buildings and slum areas," he stated, "while this is part of our work, it is only one step in a three phase operation to rehabilitate this or any other city. Steps include:"

1. Clearance. This is the phase most popularly associated with renewal work. It consists of clearing out the slums and undesirable areas.

2. Conservation. This phase concerns protecting the desirable places that are not slums.

3. Rehabilitation. The third step concerns the rehabilitating of areas that are becoming run down and the future city slums.

The major problem in redeveloping Fort Wayne? "As in most cases, money is the big problem. It's a hard fact that to accomplish most things, money is needed," Crozier stated.

He said he would like to start the first part of his long-range redevelopment program, not downtown, but in certain residential areas.

7.        PROPERTIES

721	Furniture and Fixtures	\$	500.00	
724	Motor Equipment (Auto)		2,100.00	
726	Other Equipment		300.00	
727	Real Estate - Funds to be used in the purchase of Real Estate as projects develop and/or to be accumulated in the capital fund for future redevelopment projects.		<u>170,000.00</u>	<u>\$172,900.00</u>
	TOTAL			\$290,675.00





**REDEVELOPMENT SECRETARY WELCOMED** — James R. Crozier, newly appointed executive secretary of the Fort Wayne Redevelopment Department, was introduced yesterday to press, radio and television at a reception at the Fort Wayne Press Club. Left to right, are, Paul Clarke, president of the Redevelopment Commission; Donnelley P. McDonald Jr., and Max Scott, members of the commission, and Crozier. Lee Swager and William Sowers, members of the commission, were not present when the picture was taken. Also present at the reception was Mayor Paul M. Burns.

Buy Better  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: P. Clarke

STAFF PRESENT: J. R. Crozier

In the absence of P. Clarke, D. P. McDonald, Jr. chaired the meeting.

J. R. Crozier made the following recommendations to the Commissioners:

1. The Redevelopment Commission should adopt a set of by-laws. The by-laws should contain personnel and purchasing policies.
2. A Redevelopment Program covering our work for the next three years, showing a time table of accomplishment by months should also be adopted.
3. During July and August, a survey of the city to determine the blighted areas should be made.
4. We should hire a secretary immediately, a draftsman within two weeks, and a planner within four or five weeks.
5. Arrangements should be made for office space to house the executive director and his staff of three within the next five weeks.

After a discussion of these recommendations, the following decisions were made:

1. J. R. Crozier should draw up a set of by-laws for the Commissioner's consideration.
2. J. R. Crozier should go ahead with the hiring of his staff.
3. D. P. McDonald, Jr. and P. Clarke will discuss office space with city officials.

Our 1960 budget does not provide for an automobile for the executive director. J. R. Crozier will talk to G. Gable to see how transportation for 1960 can be financed.

J. R. Crozier pointed out the real need that the department would have for a camera, a projector and a screen. D. P. McDonald, Jr. will assist in the selection of a camera and other such equipment.

M. G. Scott will work with J. R. Crozier in connection with our letterhead and stationery.

It was decided that we should join ASPO and NAHRO.

Attention was called to the letter in the June 19 News-Sentinel, copy attached.

Next meeting to be at same place at 7:30 P.M. June 30, 1960.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

## MINUTES

DATE: July 7, 1960, 7:30 P.M.

PLACE: Office - Fort Wayne Redevelopment Commission

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: None

STAFF PRESENT: J. R. Crozier

### BUDGET

The Commissioners were informed that the City Council would hold a preliminary and informal hearing on the budget at 7:30 P.M. July 11, 1960. All were urged to attend the meeting, and it was decided that P. Clarke would introduce the budget, and W. V. Sowers would present the budget, and that J. R. Crozier would be prepared to furnish detailed support. It was also decided that the Commission would not attempt to mobilize support for the budget until after this hearing.

J. R. Crozier was directed to determine whether federal funds would precede or follow local funds in a typical urban renewal project.

### AUTOMOBILE

It was reported that the 1960 budget did not provide for the purchase of an automobile, and that an automobile was needed. It was also reported that the Board of Works would purchase an automobile for the Commission, and the Commission would reimburse the Board of Works during the 1961 budget year.

L. C. Swager moved and D. P. McDonald, Jr. seconded the motion, which was approved unanimously, to accept the offer of the Board of Works. J. R. Crozier was directed to notify the Board.

### PUBLICITY

J. R. Crozier reported that he had been contacted indirectly by a reporter concerning a feature story on the activities of the Commission. He asked the Commission for guidance concerning this and similar requests.

The Commission decided that J. R. Crozier should contact the reporter and informally discuss the possibility of a story; that he should prepare a long-range public relations program, and should work with D. P. McDonald, Jr. in regard to news releases.

### WORKABLE PROGRAM

It was reported that a Workable Program had to be approved by the Urban Renewal Administration before federal aid for urban renewal could

# Views of Our Readers . . .

To The Editor:

## *Redevelopment Action Is Praised*

This is the time of year when city officials are budget making and the taxpayers shudder as the next year's spending mounts. I was greatly cheered, however, to see the first real budget of the Redevelopment Commission. This at last spells action and planning toward a new and modern city, a Twentieth Century Fort Wayne. The beginning is necessarily small but I believe every dollar spent will grow a hundred-fold over the next few years.

At almost the same time announcement was made of the selection of an Executive Director to supervise an active program. Overnight we can't hope to catch those fortunate cities who have been spending millions on such programs, but at least we are off and running.

I was particularly happy to see that a fund is being accumulated for land purchases. The late Harry Baals had the foresight to set up such a fund for the Nickel Plate elevation and the city was thus able almost painlessly to meet a considerable portion of that cost when it came.

Congratulations to our Redevelopment Commissioners and all those who have worked with them and best wishes to the new Executive Director. Fort Wayne has finally started to match fine talk and good intentions with concrete action.

Louis A. Centlivre,  
2119 Wawanaissa Trail.



Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

## MINUTES

DATE: July 7, 1960, 7:30 P.M.

PLACE: Office - Fort Wayne Redevelopment Commission

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: None

STAFF PRESENT: J. R. Crozier

### BUDGET

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L. C. Swager moved and D. P. McDonald, Jr. seconded the motion, which was approved unanimously, to accept the offer of the Board of Works. J. R. Crozier was directed to notify the Board.

### PUBLICITY

J. R. Crozier reported that he had been contacted indirectly by a reporter concerning a feature story on the activities of the Commission. He asked the Commission for guidance concerning this and similar requests.

The Commission decided that J. R. Crozier should contact the reporter and informally discuss the possibility of a story; that he should prepare a long-range public relations program, and should work with D. P. McDonald, Jr. in regard to news releases.

### WORKABLE PROGRAM

It was reported that a Workable Program had to be approved by the Urban Renewal Administration before federal aid for urban renewal could

be received. J. R. Crozier reported that he had discussed the preparation of a Workable Program with the Planning Director, and had also invited a representative from the Urban Renewal Administration to visit Fort Wayne.

The Commission unanimously agreed with this action and suggested that J. R. Crozier and the Planning Director visit Mayor Burns to discuss the Workable Program.

#### BY-LAWS

J. R. Crozier reported that a draft of the by-laws, including a personnel policy and purchasing policy, had been prepared. The Commission requested that copies of the by-laws be sent to each member for individual study and review prior to adoption.

#### PERSONNEL

It was reported that Mrs. Josephine Varney was hired as secretary effective June 27, 1960, and that Mr. Robert E. Dimick was hired as draftsman effective July 6, 1960. J. R. Crozier reported that these new employees had been referred by the Indiana Employment Security Commission.

#### ORGANIZATIONS

The Commission agreed to join ASPO, Downtown Idea Exchange and NAHRO, including its Renewal Information Service. The Commission also agreed to maintain J. R. Crozier's membership in the American Institute of Planners.

#### MINUTES

The Commission was informed that draft copies had been prepared of the minutes of meetings prior to the present meeting. It was noted that the minutes had been recorded by L. C. Swager and edited by J. R. Crozier.

The Commission requested L. C. Swager to study the drafts and to report on their acceptability.

#### FINANCE

J. R. Crozier reported that it would be necessary, at a later date, to seek a supplemental appropriation from the City Council. The need for the supplemental appropriation would arise because of the speed with which the renewal program is being processed, and because a newspaper advertising error had eliminated \$200. from the appropriation for "Other Office Supplies".

The Commission discussed various ways and means of keeping a current picture of its financial status. J. R. Crozier was directed to report on this matter.

#### OTHER MATTERS

The Commission directed J. R. Crozier to seek out persons in the community concerned with urban renewal. Earl Schwalm of the Lincoln National Bank & Trust Company and current President of the Downtown Association, Robert Wilkerson of the Urban League and E. R. Tingley of the Westside Neighborhood Center, were suggested as appropriate persons to contact. In addition, it was suggested that the Fort Wayne Society of Architects be contacted.

J. R. Crozier was directed to request the City Attorney to furnish the Commission with an accurate, complete and timely copy of the Indiana Redevelopment Act.

RENEWAL PROGRAM

Considerable discussion was given to the direction and scope of the renewal program. The financial participation of private enterprise in the program was discussed as well as the location or locations of the first project or projects.

Due to the lateness of the hour and the importance of this topic, the Commission decided to adjourn until Thursday, July 14 at 7:30 P. M. The adjourned meeting would be devoted primarily to a discussion of the renewal program.

The Commission adjourned at 10:30 P. M.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

MINUTES

DATE: July 13, 1960

PLACE: Office - Fort Wayne Redevelopment Commission

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: None

STAFF PRESENT: J. R. Crozier

BUDGET

Commissioners discussed the presentation of the budget request to the City Council which occurred on July 11, 1960. After considerable discussion, it was decided that P. Clarke was to contact Patrick Donahue, chairman of the Council's finance committee, and that D. P. McDonald, Jr. would contact Carl Alter, president of the Council, to determine the general reaction of the Council to the budget proposed.

MINUTES

L. C. Swager reported that the minutes prepared for previous meetings of the Commission had been reviewed and were acceptable. The minutes of all meetings prior to the July 7 meeting were approved unanimously by the Commission. Motion: W. V. Sowers. Second: D. P. McDonald, Jr.

FINANCIAL REPORTING

The executive director had been requested to study appropriate means of keeping the Commission informed in regard to its financial affairs. He suggested that a monthly statement be sent to each Commissioner along with a list of vouchers that had been expended. The Commission directed that this practice be initiated.



## MONTHLY REPORT

It was suggested that a monthly report of the activities of the Commission be sent to the Trustees and other interested persons and groups in the community. The Commission directed that a report at more or less monthly intervals be prepared and distributed.

## URBAN RENEWAL PROGRAM

Discussion of the urban renewal program started with basic thinking about the overall goals and objectives of the Commission. It was suggested that the Commission prepare and adopt such a statement. Attempts were made to differentiate between program, that is, specific plan for specific areas with a specific schedule and objectives of the Commission. It was suggested that the policy not refer to specific areas or to specific plans, but be couched in general terms. As a result of the discussion, the Commissioners decided to develop individual statements of objectives and to discuss the statements at future meetings of the Commission.

Discussion was given to the role of the Central Business District in the renewal program. All present acknowledged the importance of the Central Business District to the entire city, and felt that the Commission should take a position of leadership in regard to downtown planning.

An economic study, to delineate the present and future needs in downtown, was suggested as an appropriate starting point for downtown planning. The executive director was directed to arrange a meeting with the Commission, other interested persons and a specialist in downtown economic studies.

The Commission then discussed blighted residential areas. The executive director reported that he had recently made a field trip with personnel of the Health Department into these areas and he suggested arranging a similar trip for the Commissioners. The Commissioners directed that the arrangements be made for such a trip, and suggested 4:00 P.M. Thursday, July 21. The regular weekly meeting will follow the field trip.

The meeting adjourned at 10:30 P.M.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

## MINUTES

DATE: July 21, 1960 - 7:30 P.M.

PLACE: Office - Fort Wayne Redevelopment Commission

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: M. G. Scott (Illness)

STAFF PRESENT: J. R. Crozier

## BUDGET SUPPORT ACTIONS

P. Clarke and D. P. McDonald, Jr. reported on their contacts with members of the Council in regard to the proposed 1961 budget. They reported that the Councilmen were desirous of the Commission developing citizen support for the budget. Accordingly, P. Clarke was to work with the Chamber of Commerce and the AFL-CIO Labor Council Civic Improvement Committees; D. P. McDonald Jr. was to work with Thomas Riddle and the Citizens Civic Association; and P. Clarke and J. R. Crozier were to work with Earl Schwalm and the Downtown Association. It was also suggested that support from the Taxpayers Research Association be solicited.

## PERSONNEL

It was reported that Carl Steffen had been employed as of July 21, 1960, as renewal planner. Steffen has a bachelors degree in City Planning from Michigan State University, and has worked two years with the Akron Redevelopment Commission. His starting salary was set at \$6900. It was decided by the Commission that they would pay a minimum of \$200 for moving expenses, but that further study would be given this sum when an estimate of actual moving cost was received.

## BOARD OF WORKS

It was reported that the Board of Works had purchased a 1960 Rambler for the Commission, and that the total cost of the vehicle would be approximately \$1600. The Commission voted to write the Board of Works thanking them for their cooperation.

## FINANCIAL

It was reported that action would have to be taken towards reinstating the 1959 budget because the present budget is close to depletion in certain items. The Commission suggested that the executive director contact the City Controller in regard to carrying over the 1959 budget.

## TRUSTEES

In order to keep the Trustees fully informed as to the developing program of the Commission, it was decided to hold a joint meeting with the Trustees on Thursday, July 28, at 6:00 P.M. The joint meeting is to start with a dinner at 6:00 P.M. and then move to the office of the Redevelopment Commission to discuss the renewal program.

## APPROVALS

The Commission unanimously approved the minutes of the July 7, 1960 meeting: Motion: L. C. Swager. Second: D. P. McDonald, Jr.

## APPOINTMENT OF COMMITTEES

The president appointed L. C. Swager and W. V. Sowers to study the proposed by-laws; appointed M. G. Scott and L. C. Swager to study the proposed personnel policy, and appointed D. P. McDonald, Jr. to study the proposed purchasing policy.

## RENEWAL POLICY

The president selected the first meeting in August as the meeting to discuss the drafts prepared by the Commissioners concerning the overall objectives of this Commission.

## OTHER REPORTS

L. C. Swager reported that, at the suggestion of the president, he attended a meeting held on Thursday, June 23, 1960, concerning a public

health survey of Fort Wayne and Allen County. He noted that the survey will cover the most efficient and best operations of environmental health programs, including water treatment, waste disposal, housing, community planning and other related phases of sanitation.

## REPORT OF THE EXECUTIVE DIRECTOR

The executive director noted that since the last meeting he had talked with the AFL-CIO Labor Council Civic Improvement Committee, and he was scheduled to speak to a group sponsored by the Urban League on July 25. The president suggested that all members of the Commission who could attend, should attend the meeting with the Urban League.

The executive director also noted that he was holding a meeting with Kenneth Pommerenck of the United Fund Council, and that in connection with Bill Jones, he was to visit Mishawaka and South Bend to observe their urban renewal programs.

He reported that a field representative from the Urban Renewal Administration in Chicago had visited the Commission on July 20, and that he was attempting to hold a meeting, with the mayor's permission, with other city agencies concerned with aspects of urban renewal.

The executive director also reported that on July 19, he visited Governor Handley, along with Messrs. Berkley Ward, Joe Hochderffer, Bill Jones and Bob Day in regard to cooperative highway planning between the State Highway Commission and the City of Fort Wayne.

## PROGRAM

Considerable discussion was given to further development of the renewal program of the Commission. Agreement appeared to be reached in regard to the advisability of starting the downtown plan with an economic study. Further discussion is indicated in regard to the financial participation of the Downtown Association in regard to the study. The president reported that he would attempt to arrange a meeting with Earl Schwalm of the Downtown Association in this connection.

Attention was then directed to a Community Renewal Plan. In general, a Community Renewal Plan would (1) identify slum and blighted areas in the community, (2) analyze the nature and degree of blight, (3) determine the specific types of urban renewal action required in specific areas, (4) evaluate financial relocation and other needs including a capital improvement program and potential rate of utilization of cleared land and, (5) develop a long-range program for urban renewal city-wide.

It was noted that the federal government would participate in the Community Renewal Plan and would double the amount of local money contributed. Local money already budgeted for a similar city-wide study, contemplated by the Commission, could be used for the local contribution.

It was explained that the Community Renewal Program would involve a study of the whole city, but would not lead to any direct action for at least a year. Therefore, it was suggested that the Commission seek out a project area in the community which would lend itself to immediate action. Attributes of such a project are that it would be small but significant, noticeable, have a potential for residential re-use and perhaps contains a recent city investment which could be used as a non-cash local grant in aid. The first project could provide space for persons displaced from subsequent projects; therefore, it should in itself displace few persons.

Further distinction was made between a project plan and a generalized neighborhood renewal plan. The generalized neighborhood renewal plan consists of five or six projects studied as one, and is usually applied to a large and very important area of the community. The Brackenridge area is an obvious example. A neighborhood renewal plan would not result in immediate action.



It was pointed out that certification of a Workable Program by the Urban Renewal Administration was necessary prior to receipt of any federal aid for any urban renewal tasks. It was noted that the City Council had to approve the submittal of the Workable Program. The timing of the Workable Program presentation to the Council was discussed.

Rehabilitation was then discussed. The executive director noted that he would be visiting Mishawaka and South Bend on Tuesday, July 26, and that both cities were known for their rehabilitation activities. He noted that he would make a full report to the Commission on the trip.

In summary, the Commission felt that the downtown economic study should be pursued, that the Community Renewal Plan seemed to be worth further study, and that a project area or project areas should be tentatively delineated. The Commissioners decided to discuss this general program with the Redevelopment Trustees at the joint meeting previously scheduled.

There being no further business, the meeting adjourned at 10:00 P.M.

Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

MINUTES

DATE: July 28, 1960 - 6:00 P.M.

PLACE: Office - Fort Wayne Redevelopment Commission

MEMBERS PRESENT

P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

TRUSTEES PRESENT

A. L. Irmscher  
J. D. Shoaff  
E. D. Auer

MEMBERS ABSENT

None

TRUSTEES ABSENT

E. Whitehurst  
L. Hodell

STAFF PRESENT

J. R. Crozier

The meeting started at dinner, and then moved to the offices of the Redevelopment Commission.

The Trustees were presented with a summary of the 1961 budget (attached) and with the first newsletter of the Commission. Discussion at dinner centered around the proposed 1961 budget and its relation to the Commission's urban renewal program.

Specific attention was given to the funds proposed for consulting services and for property acquisition. It was noted that a portion of the funds for consulting services would probably be spent for a study of downtown. The Trustees noted that numerous studies and surveys had been made, some involved portions of downtown, and that these should be gathered together and evaluated prior to engaging in a downtown study. It was explained that funds budgeted for property acquisition would probably be

expended during the latter part of 1961.

The discussion after dinner concerned the renewal program of the Commission. It was noted that a Community Renewal Plan, a Project Plan, and a Downtown Plan would be the most comprehensive approach to urban renewal.

Discussion about the selection of a specific project area concerned location, the amount of family relocation it would require, and other factors. It was noted that the selection of the project must be in keeping with the long-range plans of the city, and that expediency could not rule.

Action resulting from the meeting was the setting of a luncheon engagement with E. D. Auer, P. Clarke, D. P. McDonald, Jr. and J. R. Crozier, on Tuesday, August 9. The purpose of the luncheon is for further discussion of proposals for downtown planning.

The meeting adjourned at 9:30 P.M.

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1961 Budget Summary

Salaries	\$ 35,500.
Includes 4 permanent employees plus provision for temporary employees as needed.	
Services	53,300.
Includes \$50,000 for consulting services plus postage, telephone, travel etc.	
Supplies	1,300.
Other	25,825.
Includes repayment to City - 1959 and 1960 Redevelopment Budget \$24,825.	
Purchase of furniture and fixtures	2,900.
Includes repayment to Board of Works for purchase of automobile	
Real Estate Purchases	<u>170,000</u>
TOTAL	\$288,825.

The \$50,000 budgeted for consulting services and the \$170,000. for real estate purchases account for 76% of the proposed budget. An additional 9% is needed for repaying prior obligations. The remaining 15% is for operations. Based on present estimates of assessed valuations in the city, the proposed budget calls for a 9.3 cents tax levy.

28 July 1960

Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

## MINUTES

DATE: August 11, 1960, 7:00 P.M.

PLACE: Office - Fort Wayne Redevelopment Commission

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: M. G. Scott (Illness)

STAFF PRESENT: J. R. Crozier

### LIAISON WITH THE MAYOR

P. Clarke reported that an arrangement had been worked out in which J. R. Crozier would meet with the Mayor each Monday morning at 9:00 A.M. in order to keep the Mayor fully informed as to the plans, policies and programs of the Redevelopment Commission. It was noted that if a meeting could not be held, a written report would be submitted to the Mayor.

### BUDGET ACTIVITIES

It was reported that the Civic Improvement Committees of the Chamber of Commerce and the AFL-CIO Central Labor Council have endorsed the proposed 1961 budget for the Redevelopment Commission. The Downtown Association also endorsed the 1961 budget. P. Clarke reported that he had been contacted by the Taxpayers Research Association to speak to their group in regard to the proposed 1961 budget. J. R. Crozier was directed to work with D. P. McDonald, Jr. in regard to budget support from the Citizens Civic Association.

### MOVING EXPENSES - CARL STEFFEN

The Commission noted that in a previous meeting (July 21) it had voted to pay a portion of the moving expenses of Carl Steffen, but that before making a final decision as to the exact amount, it would await an estimate of the actual moving cost. Estimated moving expenses was reported as \$287. Because this estimate was only slightly higher than the minimum payment stipulated by the Commission, it was moved by L. C. Swager and seconded by W. V. Sowers that the Commission pay for the entire cost of the move. The motion was carried unanimously.

### URBAN RENEWAL PROGRAM

The Commission was presented with the attached interim report of the executive director which sketched out an urban renewal program. After considerable discussion and deliberation the Commission adopted the report to guide the activities of the redevelopment staff and to serve as a stepping stone for later, more detailed reports. The Commission directed that efforts be made to determine the correct name for the area referred to in the interim report as the "Brackenridge neighborhood".

### PUBLICITY

J. R. Crozier was directed to work with D. P. McDonald, Jr. in regard to preparing a news release covering the urban renewal program adopted by the Commission.

There being no further business, the meeting adjourned at 10:00 P.M.



11 August 1960

TO:           Redevelopment Commissioners

FROM:         Jim Crozier

SUBJECT:     Interim Report

The attached interim report contains my thinking, and I hope a summary of your views on the direction and scope that our renewal program should take. Most of the thoughts and ideas expressed here are the result of the numerous give-and-take discussions that we have had since I came to work (?) on June 15.

The purposes of this report are:

1. To summarize the numerous discussions.
2. To serve as a stepping stone for a later more detailed report.
3. To communicate, if adopted by the Redevelopment Commission, the Commission's views on urban renewal and thus stimulate public discussion at an early, and therefore advantageous stage.
4. To provide guidance to the work of the Redevelopment staff.
5. To set-up a tentative time schedule for the renewal program.
6. To provide a frame work which the Commission can use, or not use, in the development of their individual statements in regard to urban renewal objectives.

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## FORT WAYNE REDEVELOPMENT COMMISSION

Interim Report - Executive Director  
August 11, 1960

### General

Urban renewal occurs every day and has probably been occurring continuously from the day after the first city was formed. Nearly everyone participates. The home owner who paints his house, the business man who tears down residential buildings to put up a garage, and the city in its various public works activities are but minor examples. Some urban renewal activities are good, others are terrible. The judgement as to what is good and what is terrible is related to whether the renewal activities are creating the kind of city we want to live in.

The creation of the image of the ideal, but attainable, city is primarily a function of the City Plan Commission. The Plan Commission sets out in its land use plan, desirable patterns of future land use; in its major street plan, traffic facilities to serve the land use pattern; and in its community facility plans, schools, parks and other needed utilities to further serve the land uses. The Plan Commission can partially implement the plan. For example, the zoning ordinance regulates the use of structures and the land, and the subdivision ordinance provides standards for the division of acreage tracts into smaller lots. The capital improvement program is a long-range financial budget to provide for the necessary public improvements specified in the comprehensive plan.

If everybody engages in urban renewal, and if the Plan Commission sets the desired pattern of how the city should look, what then are the functions of the Redevelopment Commission. In general, the functions of the Redevelopment Commission are, (1) to engage in renewal activities, barred to others, which bring about the kind of city we want, and (2) to encourage other groups in the city to work within a similar frame work.

Seen in this light, the job of the Redevelopment Commission is to implement the plans of the City Plan Commission. But to merely implement is impossible. The plans of the Commission are necessarily city-wide in scope and are not detailed, as they should not be, for specific areas. Nor are they precise as to the exact location at which one land use merges into another. In addition, the initiation of an aggressive renewal program could not have been fully foreseen when the plans were drawn and thus its potential effect was probably underestimated.

Thus when the Redevelopment Commission studies an area it must "feedback" specific information, in regard to land use, street alinements and the location of community facilities, for integration, if acceptable, into the comprehensive plan.

### Urban Renewal Tools

The general tools by which urban renewal can be accomplished are clearance and redevelopment, rehabilitation and conservation.

Clearance and redevelopment is the most spectacular urban renewal activity. It covers areas which are so blighted as to have little or no value and involves purchasing property, clearing, replanning, and redeveloping. The new Wolf and Dessauer building was an example of private clearance and redevelopment. Though having the most dramatic impact, clearance and redevelopment touches off critical problems in terms of family relocation, economics, determination of the suitable re-use for the cleared land and finding a ready market for the land.

Rehabilitation applies to areas that are not yet slums. It involves the spot clearance of substandard structures and the repair and remodeling, to meet present needs of other structures. In addition, needed community facilities are supplied. Rehabilitation of individual structures can be done on a voluntary basis or through public action.

Conservation is the most inexpensive form of urban renewal. It involves keeping what is good in standard condition and is accomplished by stimulating local groups and individuals to work at keeping neighborhoods and their buildings in good shape.

### Renewal Program

Clearance and redevelopment, rehabilitation and conservation, therefore, apply to the entire city; thus, the determination of which areas in the city need which form of treatment, becomes the first step in the renewal program. The Community Renewal plan is the mechanism by which these areas can be identified, their form of treatment prescribed and a timetable set for accomplishment.

The Community Renewal plan would:

1. identify clearance and redevelopment areas, rehabilitation areas and conservation areas in the city,
2. determine the nature and degree of the blighting factors in each area,
3. prescribe specific urban renewal treatment for the various areas, indicating what combination of public and private renewal activities is required,



4. evaluate the financial resources for renewal, both public and private; the size and character of the family relocation problem; and the rate of market absorption of cleared land,
5. bring all these factors together in one urban renewal plan which can be given full public distribution and integrated into the work programs of public and private agencies. The plan would indicate time schedules for renewal activities.

#### RECOMMENDATION No. 1

The Redevelopment Commission has, since its appointment on September 9, 1959, desired a master plan for urban renewal as a guide for their activities; it is recommended that the highest priority be given to the preparation of a Community Renewal plan.

In my judgement the full-time services of the renewal planner and the draftsman plus 20 per cent of the secretary's time and 10 per cent of the director's time should be allocated to the preparation of the plan. Community Renewal plan activities should commence with the presentation of a detailed memorandum to the Redevelopment Commission on how the plan can be developed and what it should contain. Anticipated time period for accomplishment of the plan; September 1, 1960 to September 1, 1961.

The financial participation of the Urban Renewal Administration in the plan should be aggressively pursued. It will contribute, if the program for the Community Renewal plan is acceptable, double the amount of money contributed by the Redevelopment Commission in the form of the staff salaries, noted above, to the plan.

Thus the federal contribution (roughly \$22,000) and the local contribution (approximately \$11,000 based on the staff allocation noted above) would amount to \$33,000. (for planning purposes only-detailed figures would have to be derived) This sum would allow the Redevelopment Commission to retain technical consultants in real estate, relocation and other specialized fields that it presently cannot afford. The services of these specialists would be invaluable.

Let it be noted here that federal financial participation would not be advanced for specialized consulting services in connection with a specific area like Downtown Fort Wayne. Nor would it be advanced for the preparation of a downtown plan.

Because of particular circumstances, it is obvious that certain sectors of the city require more intensive study than can be given in the Community Renewal plan. For instance, the Brackenridge area, in addition to some standard structures, contains the greatest number of deteriorated buildings in the city. However, the size, key location within the city, complexity, family relocation problem, land re-use and marketability problems of the Brackenridge area are such that it must receive specialized planning. A Generalized Neighborhood Renewal plan would appear most feasible as the proper solution to renewal planning for Brackenridge.

The Generalized Neighborhood Renewal plan, as its name implies, covers an entire neighborhood and prescribes the various forms of urban renewal treatment required. In addition, the neighborhood renewal plan would identify the extent of the family relocation problem and indicate feasible solutions, would provide a reasonable basis for the determination of proposed land re-uses and would indicate the degree of marketability of the various land uses. The GNRP normally sets time schedules for accomplishments of the plan.

On the basis of an extremely preliminary investigation, a neighborhood bounded on the north by Jefferson and Lewis streets, on the east by South Anthony Blvd., on the south by Creighton street, and on the west by Lafayette street, would seem appropriate for a GNRP. This neighborhood



contains approximately 460 acres and areas which would lend themselves to clearance, rehabilitation and conservation.

## RECOMMENDATION No. 2

Because slums and blight in the Brackenridge neighborhood has a blighting effect on standard residential, commercial and industrial structures in Brackenridge and in the remainder of the city, and because the complexity of the Brackenridge neighborhood makes a project-by-project approach unworkable, it is recommended that a GNRP be initiated in Brackenridge immediately.

A GNRP would require nine to twelve months to complete. However, if the staff allocation for the Community Renewal plan is approved, no time would be available for this equally vital plan. Thus, it is further recommended that an application for a GNRP be submitted to the Urban Renewal Administration which, if the application is accepted, would advance 100 per cent of the costs required for the preparation of the plan.

Planning guidance by the Planning Director and the Redevelopment Director and administrative and supervisory control by the latter, the use of consultants would require no full-time additions to the redevelopment staff.

If after completion of the plan, the city does not elect to pursue renewal in the neighborhood, no repayment of the federal planning advance is required.

While the Community Renewal plan and the GNRP provide the best starting point for urban renewal activities, immediate action is also required. Families presently live crowded together in unhealthy and unsanitary slums, which produces little tax revenue and absorb an undue proportion of municipal service costs.

Progress must be made in regard to stimulating the creation of better housing conditions. One of the most effective means of doing this is by increasing housing supply and offering an alternative to living in slums.

Clearing and providing for redevelopment through public action is a lengthy and complex process. The \$170,000 requested for land acquisition in the Redevelopment Commission 1961 budget has been tentatively earmarked for the first clearance project. With proper administrative, local support and aggressive action a clearance and redevelopment project, designed to bring about better housing, will demand these funds in 1961.

## RECOMMENDATION No. 3

The staff of the Redevelopment Commission should be authorized to intensify its search for a feasible clearance and redevelopment project.

Criteria of the first project should be that it:

1. creates little or no relocation problems,
2. possesses a ready market for cleared land,
3. is suitable and desirable for residential, probably multi-family re-use.

On the basis of preliminary studies it appears that the Rolling Mill area contains a suitable project. However, present flooding conditions in this area would probably preclude economical re-uses of the area. Thus, as a subordinate recommendation:

The Board of Works should be requested to prepare an engineering study in conjunction with the redevelopment staff in regard to feasible solutions of the flood problem. These solutions should, in turn, be studied by the Indiana Flood Control & Water Resources Commission, and a further check on feasibility made. This Commission coordinates with the Federal Housing Administration in regard to insuring mortgages in possible flood areas.

If found feasible, and if the Rolling Mill projects meets the criteria listed above and is otherwise desirable, a survey and planning application should be filed with the Urban Renewal Administration.

Contingent upon the acceptance of the application, the Urban Renewal Administration will advance all funds required for the preparation of a detailed urban renewal plan for the project. If after the completion of the plan, the city does not pursue the project, no repayment of funds is required. If the project is pursued, the federal government will contribute 2/3's of the net cost of the project. The city pays the remaining 1/3.

The 1/3 share of the city may be made in the form of project improvements installed during the duration of the project or installed within three years prior to the survey and planning application. The Rolling Mill area has recently been improved with a major sanitary sewer outfall and a new school. A portion of the cost of these improvements, if the survey and planning application is processed in the near future, could constitute a major share of the city's 1/3 cost. Many cities are finding that increased tax revenues after a project is completed are repaying the city's 1/3 share in six to ten years. Extensive saving in municipal service costs to standard areas rather than slum areas are also noted.

If the Rolling Mill project proves unfeasible, other projects should be sought. After the GNRP is sufficiently advanced a project can be initiated in that area.

Renewal in downtown Fort Wayne is one component of the master plan for urban renewal. It is isolated here because of the technical skills it requires, its fundamental importance to Fort Wayne and the entire metropolitan area and because federal funds would not be available for the preparation of a downtown plan, it remains but one component of the city-wide plan.

Action is required in downtown Fort Wayne for a number of reasons. Presently it contains many fine, substantial facilities but, it also contains blighted buildings, buildings that are economically obsolescent and not suited for today's needs, parking and traffic problems, undesirable decentralization, and other factors which have deterred its growth. The act providing for the creation of a redevelopment commission enumerates these blighting factors, as well as others, as the necessity for redevelopment.

More positively, the probable construction of a Fine Arts Center and the City-County Building in downtown demands a plan to provide not only for the most desirable and efficient location and servicing of these multi-million dollar investments, but for maximizing the contribution that they can make to downtown and thus to Fort Wayne.

Finally, it is reported that additional investments in downtown (and therefore in Fort Wayne) is presently being deterred, and perhaps will flow into other investment channels, because of uncertainty in regard to downtown.

It is unnecessary to elaborate here on the importance to the city in regard to the tax values in downtown. It is sufficient to state that the city would be hard pressed to find tax revenue if downtown is allowed to atrophy.



#### RECOMMENDATION No. 4

Since a strong downtown means a strong city; since deteriorated areas exist in and around downtown; since multi-million dollar investments appear imminent in downtown (and perhaps a downtown plan would be even more necessary if this investment was not imminent) and since investment in downtown is presently deterred, it is recommended that the Redevelopment Commission invest a proportion of its funds, earmarked in its proposed 1961 budget for consulting services, for the preparation of a downtown renewal plan.

The attributes of a good downtown plan are:

1. That it be based upon the sound, useful, and economical profitable structures which make up a great proportion of downtown,
2. that it be more than a "pretty picture" of how downtown should look, but contain a financially sound, economically wise program for the redevelopment of downtown,
3. that it be produced by a fruitful combination of "local" and "outside" talents,
4. that it be based upon solid economic facts which see downtown in its relation to outlying retail and office centers. Shopping Centers are economically and socially justifiable and desirable. New and different uses must be found for downtown. Uses which complement existing uses.

Because of the critical nature of an economic study of downtown, it should precede the downtown renewal plan and provide information for the planners.

#### RECOMMENDATION No. 4A

Consultants should be interviewed immediately for the downtown economic study and contributions from other groups in the city should be solicited for his employment. Surveys and studies which have been previously made should be evaluated as to their usefulness to this study and should be utilized to the fullest measure.

#### RECOMMENDATION No. 4B

The staff should prepare a workable scheme to insure the preparation of a downtown renewal program possessing the attributes noted above. This scheme should be based upon how the numerous other cities which are engaged in downtown renewal are tackling this task.

The Community Renewal plan, the GNRP, the project plans and a very important means of providing new housing are all contingent upon the Workable Program.

The Workable Program is a seven-step attack on slums and blight. It is a statement by the city that it will utilize existing codes and ordinances, comprehensive planning, a suitable family relocation program, neighborhood analysis, financing, administrative organization, and citizen participation to eliminate slums and blight. The program is approved by the Urban Renewal Administrator for a one-year period, and must be recertified each year. The Workable Program must be signed by the Mayor and the City Council and can be prepared by the Plan Director and the Redevelopment Director in less than four-man days.

The approval of the Workable Program provides for one means of increasing dwelling units through the special mortgage provisions of Section 221 of the National Housing Act. This Section provides for low-interest loans (40 years,



up to \$9,000) for persons displaced by public action within the City of Fort Wayne. The loans are federally insured and guaranteed, and are allotted to the city on the basis of estimates of the number of families to be displaced. The allocation of Section 221 mortgages must be preceded by the approval of the "Workable Program" by the Urban Renewal Administrator.

#### RECOMMENDATION No. 5

The Redevelopment Commission, because of the vital necessity of the Workable Program, should request the Mayor and City Council for its submission. The Redevelopment Commission could solicit other agencies, notably the Plan Commission and the Chamber of Commerce's and AFL-CIO Civic Improvement Committees, to join with them in this request.

In addition, the Commission should actively support Workable Program activities and offer the services of its staff to aid in the coordination of these activities.

#### RECOMMENDATION No. 6

The Redevelopment Commission should be continually receptive to the need for specific urban renewal activities as advanced by other public agencies and private groups. In this connection, the Commission should actively aid other public agencies (schools, parks, city utilities, etc.) insofar as their efforts can be facilitated by urban renewal activities.

#### RECOMMENDATION No. 7

If adopted in whole or in part by the Redevelopment Commission, the Commission should actively and aggressively communicate the views contained in this report to all interested groups before preliminary recommendations have hardened into concrete actions.

The raw material of the Redevelopment Commission is generally slums, blighted areas, buildings and structures that are economically obsolescent and neighborhoods which are deteriorating, but the end product should be the creation of a sound environment, good housing, satisfactory neighborhoods, efficient working and business spaces and an aesthetically satisfying community.

In my opinion, if the Redevelopment Commission pursues a program similar to that outlined above, it will create the desired end product. In addition, the Commission will have gone a long way toward achieving the purposes for which it was created by the Fort Wayne City Council, as provided for by the enabling act of the Indiana Legislature.

Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

#### MINUTES

DATE: August 18, 1960

PLACE: Office - Fort Wayne Redevelopment Commission

MEMBERS PRESENT: P. Clarke  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: D. P. McDonald, Jr. (Illness in family)

STAFF PRESENT: J. R. Crozier  
(30)

## APPROVAL OF MINUTES

The Commission unanimously approved the minutes of the July 21, July 28 and August 11 meetings. Motion: W. V. Sowers. Second: M. G. Scott.

## TRIP TO CHICAGO

The executive director reported that he had visited Chicago on Wednesday, August 17, along with William Jones of the City Plan Commission, and Joe Hochderffer of the Chamber of Commerce, to discuss the renewal program of the Commission with Urban Renewal Administration officials. It was explained that URA was impressed with the logic and comprehensiveness of the program, especially, the Community Renewal Plan.

## WORKABLE PROGRAM

It was reported that the visit to URA revealed a necessity for prompt action on the submittal of the Workable Program. It was further reported that the City Council was to meet on August 23.

If the Council's agenda was not crowded, and if the Workable Program could be prepared, it was the desire of the Commission to seek approval at that time. Support for approval of the Workable Program is to be generated by the Civic Improvement Committees of the Chamber of Commerce, and the AFL-CIO Central Labor Council.

## BOARD OF WORKS

The executive director reported that study on the feasibility of a clearance and redevelopment project in Rolling Mill was halted by the lack of engineering knowledge concerning flooding conditions in Junk ditch. Therefore, the executive director requested the Commission to correspond with the Board of Works in regard to authorizing the City Engineer to work with the redevelopment staff to develop feasible flood control solutions for the Junk ditch area. It was further noted that the Rolling Mill area was one of many areas being evaluated for possible clearance and redevelopment, and that no definite commitments have been made by the Redevelopment Commission.

## BUDGET ACTIVITIES

### Taxpayers Research Association

The meeting for the presentation of the proposed 1961 budget to the Taxpayers Research Association is Tuesday, August 23.

### Public Hearing 1961 Budget

The executive director was requested to telephone representatives of the Downtown Association, Civic Improvement Committees, Taxpayers Research Association, Citizens Civic Association and the Urban League, and request their attendance at the public hearing on the proposed 1961 budget.

### Citizens Civic Association

It was reported that the Citizens Civic Association had formally endorsed the proposed budget of the Redevelopment Commission, and had so informed the City Council.

## DOWNTOWN PLAN PROCEDURE

Due to the urgency of the Downtown Plan, discussion was given to various ways and means to bring it about. A suggestion for the future appointment of a Downtown Plan Advisory Committee was made, and it was agreed that this would be a good step towards insuring local support. However, it was noted that preliminary work should precede such appointment, and that clear and concise operating instructions for the Advisory Committee should be formulated.

As the first step in the preparation of a Downtown Plan, P. Clarke was to contact Earl Schwalm of the Downtown Association.

There being no further discussion, the meeting adjourned at 9:30 P.M.

Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

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### MINUTES

DATE: September 1, 1960

PLACE: Office - Fort Wayne Redevelopment Commission

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: None

STAFF PRESENT: J. R. Crozier

### APPROVAL OF MINUTES

The Commission unanimously approved the minutes of the August 18, 1960, meeting. Motion: M. G. Scott. Second: W. V. Sowers.

### BY-LAWS

L. C. Swager and W. V. Sowers reported that they had completed their study of the by-laws. Copies of the amended by-laws were distributed to the Commission for their study and review prior to adoption.

### BUDGET ACTIVITIES

The executive director was instructed to determine the role of the Allen County Tax Board and the State Board of Taxation in regard to their review of the proposed 1961 budget.

### WORKABLE PROGRAM

It was reported that the Workable Program had been approved by the City Council, and that they would formally adopt the submittal of the program on September 13, 1960.

### CENTRAL DISTRICT

The executive director reported that he had met with D. P. McDonald, Jr., Earl Schwalm and Stanley Knapp, in regard to the Central District Plan. It was reported that the Downtown Association would defer the cost of having an economic consultant visit Fort Wayne and discuss the role of an economic study in the Central District Plan. It was further reported that the consensus of the meeting was that, if a Downtown Plan Advisory Committee is appointed, it should be a large committee composed of people who can bring about action toward accomplishing the Central District Plan.



REDEVELOPMENT PROJECT

It was reported that the Board of Works had authorized a study of the flooding conditions in the Rolling Mill area, and that the redevelopment staff had been giving consideration to other areas in Fort Wayne that would be acceptable for a first project. An area bounded by Hanna Street, Creighton Avenue and the Pennsylvania Railroad, was described as being worthy of further study for Project I. The Redevelopment Commission authorized the staff to examine this area in more detail and to prepare a report for the Commission. In addition, it was also suggested that a field trip be arranged for the Commission members.

CITY-WIDE RENEWAL PLAN

The executive director reported that he had been contacted by consultants who wished to talk to the Commission about their possible participation in the City-Wide Renewal Plan. He reported that he had arranged a meeting on September 15 with the consultant, during the regular scheduled meeting of the Redevelopment Commission.

There being no further business, the meeting was adjourned at 9:55 p.m. Next scheduled meeting was set for 7:30 p.m., September 15, 1960.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

MINUTES

- DATE: September 15, 1960, 4 p.m.
- PLACE: Office - Fort Wayne Redevelopment Commission
- MEMBERS PRESENT: D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager
- MEMBERS ABSENT: P. Clarke (Out-of-City)
- STAFF PRESENT: J. R. Crozier

Present at the meeting was Isadore Candeub of Candeub, Fleissig & Associates, Newark, New Jersey, to discuss the possible utilization of his firm as urban renewal consultants in Fort Wayne.

Mr. Candeub reported that his firm had the technical talents and abilities to provide full urban renewal consulting services. The firm numbers about 60 people, 15 have Master's Degrees in City Planning.

It was pointed out that there were three general areas in which a consultant could serve; the Central District Plan, the Community Renewal Plan, and the Clearance and Redevelopment Project.

In regard to the Clearance and Redevelopment Project, Mr. Candeub reported that he had visited the project presently being evaluated, and felt that it was an eligible area. In his opinion the designated area contained the following attributes of a good first project:

1. Density - lower than in many slum areas,
2. Deterioration - in addition, the area is actively and presently deteriorating,
3. Flexibility - because there were few through streets, it would be comparatively easy to develop a workable site plan,
4. Re-use selection - relatively easy,
5. Marketability - good.

Mr. Candeub noted that the inclusion of the entire area between Hanna Street, Creighton Street and the Pennsylvania Railroad would perhaps be too large for the first project, and that study should be given to the selection of a smaller area.

With reference to the Central District Plan, Candeub reported that it would take approximately 15 months from starting date to delivery of the final printed report. He stated that the first two months would be devoted to gathering data already prepared; that preliminary planning and traffic studies would require 3 to 4 months; that approximately 4 to 6 months would be required for the detailing of the plan, for the preparation of cost estimates and for the designation of renewal projects in downtown. He noted that the total cost for such a plan would range between \$75,000 to \$100,000 and that local staff work could absorb approximately \$15,000 of the total.

Mr. Candeub reported that the Community Renewal Plan was extremely important, and that the Commission should actively pursue this program.

The Commission requested Mr. Candeub to return to Fort Wayne in the very near future for further discussion in regard to urban renewal in Fort Wayne.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

### MINUTES

DATE: September 22, 1960, 7:30 p.m.

PLACE: Office - Fort Wayne Redevelopment Commission

MEMBERS PRESENT: P. Clarke  
M. G. Scott  
L. C. Swager

MEMBERS ABSENT: D. P. McDonald, Jr.  
W. V. Sowers

STAFF PRESENT: J. R. Crozier

### MINUTES

The minutes of the September 1st. and 15th. meetings were approved by the Commission. Motion: L. C. Swager. Second: M. G. Scott.

## BY-LAWS

L. C. Swager was to meet with the executive director in regard to the preparation of a third draft to the proposed by-laws. After the draft is completed it is to be distributed to the Commission members for their individual study and review.

## CONSULTANTS

It was reported that Philip Hammer of Hammer & Company, and Isadore Candeub of Candeub, Fleissig & Associates would be in Fort Wayne on September 29. The Commission decided to meet with Candeub at 7:30 p.m. on September 29, and directed the executive director to work with D. P. McDonald, Jr. in regard to an itinerary for Mr. Hammer.

## CONVENTIONS

The Commission authorized the executive director to attend the NAHRO Convention and the AIP Convention in October. The executive director suggested that the City Plan director accompany him to the AIP Convention so that they could observe Central Business District replanning activities in Philadelphia, Baltimore and Washington, D. C. In addition, when in Washington they would contact the Bureau of Census in regard to special information, and the Urban Renewal Administration.

## COMMUNITY RENEWAL PLAN

The executive director reported that he was preparing a draft of the Community Renewal Plan to be submitted to the Urban Renewal Administration for informal review.

The meeting adjourned at 8:45 p.m.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

## MINUTES

DATE: September 29, 1960, 7:30 p.m.

PLACE: Office - Fort Wayne Redevelopment Commission

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
L. C. Swager

MEMBERS ABSENT: M. G. Scott  
W. V. Sowers

STAFF PRESENT: J. R. Crozier

## CONSULTING SERVICES

The purpose of the meeting was to provide an opportunity for P. Clarke to meet Isadore Candeub of the consulting firm, Candeub, Fleissig and Associates. Mr. Candeub explained how his firm would be able to help



the Commission in its Community Renewal Plan, the Central Business District Study and a Clearance and Redevelopment Project. (More details are reported in the September 15th. minutes of the Commission.)

It was reported that the luncheon meeting with Mr. Philip Hammer, president of Hammer & Company, aroused a considerable amount of discussion and enthusiasm among the people attending. It was further reported that more than sixty people attended the 4 p.m. meeting, and their reaction to the economic study was favorable.

The Commission suggested that the executive director get in touch with other economic and renewal consultants and schedule future interviews.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

MINUTES

DATE: October 14, 1960, 4 p.m.

PLACE: Office - Fort Wayne Redevelopment Commission

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers

MEMBERS ABSENT: L. C. Swager (out of city)

STAFF PRESENT: J. R. Crozier

APPROVAL OF MINUTES

Minutes of the September 22nd meeting were approved. Motion: D. P. McDonald, Jr. Second: M. G. Scott.

CENTRAL BUSINESS DISTRICT

The executive director reported that a postcard survey indicated almost unanimous approval of the concept of basing the physical plan for downtown on an economic study. The postcard survey was conducted among persons who attended the September 29th luncheon with Philip Hammer.

It was reported that a representative of the Real Estate Research Corporation, an economic consulting firm based in Chicago, would be available to meet with the Commission on Thursday, October 20. It was decided to hold a dinner meeting at the airport in order to interview the consultant and to take care of other business.

COMMUNITY RENEWAL PLAN

It was noted that the informal submittal of the Community Renewal Plan to URA had been accomplished and that URA had reviewed the plan and found it entirely acceptable. The Commission suggested that copies of the Community Renewal Plan be sent to them for individual review and study prior to the meeting on October 20. It was also stated that a decision as to the submittal of the Community Renewal Plan would be made at that meeting.

## CLEARANCE PROJECT

The Commission authorized further detailed work in the Hanna-Creighton area to determine its eligibility and feasibility as the Commission's first clearance project. The Commission directed that special attention be given to relocation problems. In respect to relocation, it was suggested that a joint meeting be held with the Fort Wayne Housing Authority at an early date.

## NEWSLETTER

The executive director reported that the second newsletter of the Commission was now being prepared and that he would submit it to D. P. McDonald, Jr. for his review prior to publication.

## OTHER MATTERS

The executive director reported that further study would be given to the eligibility of improvements made by Indiana Technical College as non-cash local grants-in-aids.

The executive director was requested to contact George Gable in regard to the necessity for a visit to the State Tax Board.

There being no further business, the meeting adjourned at 6:10 p.m.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

## MINUTES

DATE: October 20, 1960, 5:30 p.m.

PLACE: Baer Field

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: None

STAFF PRESENT: J. R. Crozier

## APPROVAL OF MINUTES

The Commission approved the minutes of the September 29 and October 14 meetings. Motion: D. P. McDonald, Jr. Second: M. G. Scott.

## CONSULTANTS

Mr. Abbott L. Nelson and Mr. Russell Straley were present at the meeting to discuss possible utilization of their firm, Real Estate Research Corporation (73 West Monroe Street, Chicago 3, Illinois), for a downtown economic study. Mr. Nelson reported that his firm had considerable experience along these lines, and had done similar studies in major cities in the Midwest and in the

United States. He also reported that his firm was familiar with Fort Wayne since they had worked for other organizations in the city.

The Commission requested a specific proposal from Mr. Nelson and suggested that the executive director furnish Mr. Nelson any information which would be required for the preparation of the proposal.

COMMUNITY RENEWAL PROGRAM

The draft of the application for the Community Renewal Program Grant, which had been previously furnished the Commissioners, was approved. The resolution authorizing filing of the application with the Urban Renewal Administration was adopted. Motion: D. P. McDonald, Jr. Second: W. V. Sowers. A copy of the resolution is made part of these minutes.

PRESS RELEASE POLICY

It was brought to the attention of the Redevelopment Commission that night meetings and the immediate release of a story had the result of continually favoring the morning newspaper, and that complaints had been received from the afternoon newspaper. After considerable discussion, the Commission decided that special news releases would be issued on an alternate basis to both newspapers.

This policy of alternate releases was adopted by the Commission. Motion: D. P. McDonald, Jr. Second: L. C. Swager. The executive director was requested to notify both newspapers of this policy.

Since the morning paper had received the release on the Commission's 5-point program and on the Workable Program, it was decided that the release concerning the Community Renewal Program would be given to the afternoon paper.

BY-LAWS

The third draft of the by-laws was approved by the Commission as the official by-laws. Motion: D. P. McDonald, Jr. Second: M. G. Scott.

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RESOLUTION OF FORT WAYNE REDEVELOPMENT COMMISSION  
AUTHORIZING THE FILING OF AN APPLICATION  
FOR A FEDERAL GRANT TO ASSIST IN FINANCING  
THE PREPARATION OF A COMMUNITY RENEWAL PROGRAM

WHEREAS under Title I of the Housing Act of 1949, as amended, the Housing and Home Finance Administrator is authorized to make grants for the preparation of Community Renewal Programs; and

WHEREAS it is desirable and in the public interest that the Fort Wayne Redevelopment Commission prepare a Community Renewal Program for the City of Fort Wayne, situated in the County of Allen, and State of Indiana.

WHEREAS it is recognized that the Federal contract for a grant to assist in the preparation of the Community Renewal Program will require, among other things: (1) that the Fort Wayne Redevelopment Commission will prepare the Community Renewal Program with all practicable dispatch; (2) that the Community Renewal Program shall conform to the general plan of the Locality as a whole; (3) the provision of the Locality's share of the cost of preparation of the Community Renewal Program; and (4) other local



obligations and responsibilities in connection with the preparation of the Community Renewal Program.

NOW, THEREFORE, BE IT RESOLVED BY THE FORT WAYNE RE-DEVELOPMENT COMMISSION:

Section 1. That it is fully cognizant of the obligations and responsibilities imposed upon it by a Federal contract for a grant to assist it in the preparation of a Community Renewal Program, and it is the sense of this body that such obligations and responsibilities can and will be fulfilled;

Section 2. That the filing of an application by the Fort Wayne Redevelopment Commission for a grant under Title I of the Housing Act of 1949, as amended, in an amount not to exceed \$33,668 to assist in the financing of the preparation of a Community Renewal Program for the aforesaid Locality is hereby authorized and approved, and that the Executive Director is hereby authorized and directed to execute and file such application with the Housing and Home Finance Administrator, to provide such additional information and to furnish such other documents as may be required by said Administrator, and to act as the authorized representative of the Fort Wayne Redevelopment Commission.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

#### MINUTES

DATE: November 23, 1960, 12 Noon

PLACE: Chamber of Commerce

MEMBERS PRESENT: D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: P. Clarke

STAFF PRESENT: J. R. Crozier

#### APPROVAL OF MINUTES

The minutes of the October 20, 1960 meeting were approved unanimously.  
Motion: L. C. Swager. Second: M. G. Scott.

#### REVIEW OF FINANCIAL STATEMENT

The financial balance sheet as of October 31, 1960, and the list of vouchers for October 1960, were reviewed. No exceptions were taken to the balance sheet or to the list of vouchers.

#### CENTRAL BUSINESS DISTRICT

J. R. Crozier reported that he was presently reviewing proposals from Real Estate Research Corporation and from Hammer and Company Associates, in regard to the economic study of the central business district. He noted that he and William Jones had traveled to South Bend since Real Estate Research Corporation reported that they had performed or were

undertaking a central business district economic study in that city. J. R. Crozier also reported that he was going to visit other nearby cities before making a recommendation as to the retention of either of the consultants.

The Commission directed that D. P. McDonald, Jr. and J. R. Crozier meet with representatives of the Downtown Association to determine whether the Downtown Association would financially participate in the economic study.

As to the physical plan for the central business district, it was reported that Lachlan Blair Associates is interested in doing the plan. It was also reported that this firm had recently received an award from the American Institute of Architects for the excellence of their plan for Providence, Rhode Island. Crozier reported that he was attempting to arrange an interview with representatives of the Blair firm and the Redevelopment Commission.

#### WORKABLE PROGRAM

It was reported that the Workable Program of the City of Fort Wayne had been certified by the Urban Renewal Administration. Certification is on a yearly basis and the program will have to be resubmitted annually. It was noted that the Urban Renewal Administration had pointed out certain deficiencies in the Workable Program and that attempts would be made to eliminate these deficiencies.

#### CITY-WIDE RENEWAL PLAN

It was reported that the Common Council had approved the application for the City-Wide Renewal Plan, and that the application had been submitted to the Urban Renewal Administration on November 23, 1960.

#### CLEARANCE AND REDEVELOPMENT PROJECT

J. R. Crozier reported that the redevelopment staff was evaluating the possibilities of the Oldsdale area as a clearance and redevelopment project. He reported that survey work was underway so that Oldsdale could be compared to Hanna-Buchanan.

#### ADJOURNMENT

The meeting adjourned at 1:30 p.m. Next scheduled meeting of the Commission was set for December 1, 1960 at 7:30 p.m. in the office of the Redevelopment Commission.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

#### MINUTES

DATE: December 8, 1960, 7:30 p.m.

PLACE: Office - Department of Redevelopment

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers

MEMBERS ABSENT: L. C. Swager

STAFF PRESENT: J. R. Crozier

### APPROVAL OF MINUTES

The minutes of the November 23, 1960 meeting were approved unanimously.  
Motion: M. G. Scott. Second: D. P. McDonald, Jr.

### REVIEW OF FINANCIAL STATEMENT

The financial balance sheet as of November 30, 1960, and the list of vouchers for November 1960, were reviewed. No exceptions were taken to the balance sheet or to the list of vouchers.

### FINANCIAL POLICY

D. P. McDonald, Jr., appointed at the July 21st meeting to review a proposed financial policy of the Commission, presented a financial policy statement which included information as to purchasing and reporting. After discussion, the attached financial policy was approved and adopted.

### ANNUAL MEETING

The annual meeting of the Redevelopment Commission was scheduled for Tuesday, January 3, 1961, at the Chamber of Commerce. This meeting is scheduled by law for the first Monday in January, which is a legal holiday in 1961.

### ECONOMIC STUDY

D. P. McDonald, Jr. reported that he and J. R. Crozier had talked with Earl Schwalm and Stan Knapp of the Downtown Association in regard to financial participation of the Downtown Association in the economic study. It was reported that Messrs. Schwalm and Knapp suggested that the best approach would be for the Redevelopment Commission to make a definite proposal to the Downtown Association. The Commission decided that it would accept financial aid from the Downtown Association.

### Review of Proposals

Copies of proposals from Real Estate Research Corporation and Hammer and Company, Associates, were distributed to the Commission. It was reported that the proposals could not be directly compared because the Hammer proposal included more work. If adjustments were made, it would appear that the proposal of Real Estate Research Corporation would cost \$14,500 while that of the Hammer firm would be approximately \$20,000. Both of these prices assume a considerable amount of local work by the staff of the Redevelopment Commission.

It was suggested that a Commission member accompany the executive director on a trip to Chicago or to other cities to interview prospective users of the economic study in regard to their estimate of the relative merits of the two consultants.

### GENERALIZED NEIGHBORHOOD RENEWAL PLAN

The workings of a GNRP were explained to the Commission. It was reported that a GNRP was useful when, an area was of such scope that renewal activities would have to be carried out in stages over a period of ten years and, when, in the interest of sound community planning, it is desirable that the renewal area be planned for renewal purposes in its entirety.



## REPORT OF EXECUTIVE DIRECTOR

The Commission agreed to keep the McMillen Foundation, in addition to other public bodies, informed as to renewal plans which might affect parks and playgrounds. This is in recognition of the McMillen Foundation's extensive activities in regard to park development.

### Civic Improvement Committees

It was reported that the Civic Improvement Committees had held two meetings on Workable Program activities. The legal powers sub-committee met to discuss possible revisions in the Minimum Housing Code, and the housing sub-committee met to discuss the problems of relocation housing.

### Indiana Tech.

The executive director reported that he had consulted with the Urban Renewal Administration in Chicago concerning whether we could claim credit for certain real estate expenditures made by Indiana Tech., and that as a result of this consultation it was his opinion that very little credit, if any, could be claimed. He also noted that the legislation which permits expenditures made by colleges to be utilized as a credit by the city for slum clearance and redevelopment, would be revised in the next Congress and that he had advised Mr. Archie Keene, president of Indiana Tech. that he would keep him informed as to the provisions of this legislation.

### CITY-WIDE RENEWAL PLAN

The executive director reported that he had visited the Urban Renewal Administration in Chicago and discussed the city-wide renewal plan. It was reported that the application would have to be supplemented with further information concerning the general planning program of the City of Fort Wayne.

### ADJOURNMENT

There being no further business, the meeting adjourned at 8:50 p.m.

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## FINANCIAL POLICY

### Purchasing Policy

- A. The executive director shall make purchases and contracts, not to exceed \$250 in amount, in the open market after such inquiry as he deems necessary to insure that the price and merchandise or services obtained are to the best interest of the Commission.
- B. For purchases and contracts from \$250 to \$500 in amount, the executive director shall solicit written proposals orally, by telephone, or in writing from at least three suppliers, if so many be available in the locality; he shall keep the written proposals on file. The proposal selected by the executive director shall be that which, in terms of price, quality and availability, is in the best interest of the Redevelopment Commission.
- C. For purchases and contracts from \$500 to \$999 in amount, the executive director shall consult with the Redevelopment Commission prior to obtaining proposals. Upon approval by the Redevelopment Commission, the executive director shall then obtain written proposals from at least three suppliers, if so many be available in the locality;

he shall keep the written proposals on file. The proposal selected by the executive director shall be that which, in terms of price, quality and availability, is in the best interest of the Redevelopment Commission.

- D. For purchases and contracts from \$1000 and over in amount, the executive director shall consult with the Redevelopment Commission prior to obtaining written proposals. Upon approval by the Redevelopment Commission, the executive director shall then obtain written proposals from at least three suppliers, if so many be available in the locality. The proposals and the executive director's recommendation shall be referred to the Redevelopment Commission for their action.

### Reporting

The executive director shall furnish the Redevelopment Commission with a monthly financial statement as well as a monthly list of vouchers.

ADOPTED: 8 December 1960

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

### MINUTES

DATE: December 22, 1960, 12 Noon

PLACE: Chamber of Commerce

MEMBERS PRESENT:        P. Clarke  
                             D. P. McDonald, Jr.  
                             M. G. Scott  
                             W. V. Sowers  
                             L. C. Swager

MEMBERS ABSENT:        None

STAFF PRESENT:         J. R. Crozier

### APPROVAL OF MINUTES

The minutes of the December 8, 1960 meeting were approved unanimously. Motion: M. G. Scott. Second: D. P. McDonald, Jr.

### COMMUNITY RENEWAL PROGRAM

The executive director reported that he had received a letter from the Urban Renewal Administration requesting legal information concerning the establishment of the Redevelopment Commission. He noted that this information is being prepared in conjunction with J. J. O'Dowd and J. D. Shoaff.

### DESIGNATION OF ECONOMIC CONSULTANT

The Commission heard a report by D. P. McDonald, Jr. concerning a recent trip he had made to Chicago with J. R. Crozier to inquire about the reputation of economic consultants. Mr. McDonald reported that he

had interviewed officials of the Harris Trust Company and that they had reported that on numerous occasions they had utilized the services of James Downs who is Chairman of the Board of the Real Estate Research Corporation. The people at Harris Trust reported that they were well pleased with the services of Mr. Downs.

An official of the Arthur Rubloff Realty firm, W. A. Brown, Sr., was also interviewed. Mr. Brown reported that he had used Real Estate Research Corporation on numerous occasions, but would prefer the services of the Larry Smith economic research firm. He noted that Real Estate Research Corporation had lost quite a few key men in the recent past. Mr. Brown reported that he had heard of the Hammer firm, but that they did not possess a national reputation.

Mr. McDonald further reported that Dennis O'Harrow, executive director of the American Society of Planning Officials, had also been interviewed. Mr. O'Harrow reported that because of his position he could not recommend a specific firm. He noted, however, that he always recommended either Phil Hammer and Company, Associates, or the Larry Smith firm, and that the Larry Smith firm had lately expanded to accommodate numerous Commissions. Mr. McDonald also reported that he had telephoned a Charles Nichols, vice-president of the McKelvey Company department store in Youngstown, Ohio, in regard to the work that the Hammer organization had accomplished in Youngstown. Mr. Nichols reported that he had numerous contacts with economic consultants and that the Hammer firm was the best, and that they would definitely be retained for additional work.

Mr. McDonald concluded his report by stating that he felt that the trip to Chicago had definitely ruled out Real Estate Research Corporation, and that in his opinion the question before the Commission was, whether to interview additional economic consultants or to retain the Hammer firm.

After considerable discussion of Mr. McDonald's report, the Redevelopment Commission voted unanimously to negotiate with the Philip Hammer firm for a specific economic study for Downtown Fort Wayne. Motion: W. V. Sowers. Second: L. C. Swager.

The Commission directed that no publicity be given to this decision until a firm contract had been arrived at. Paul Clarke suggested that a price for the "complete package" be obtained and that the savings caused by the participation of the Redevelopment staff could be subtracted.

#### ADJOURNMENT

There being no further business, the meeting adjourned at 2 p.m.

#### MEETING SCHEDULED

Next meeting of the Commission will be the annual meeting, Tuesday, January 3, 1961 at twelve o'clock noon in the Chamber of Commerce.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

MINUTES  
ANNUAL MEETING

DATE: January 3, 1961, 12 Noon

PLACE: Chamber of Commerce

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: None

STAFF PRESENT: J. R. Crozier

These are the minutes of the annual meeting of the Fort Wayne Redevelopment Commission. The annual meeting is prescribed by Section 48-8548 of the Indiana Redevelopment Act, and is scheduled for the 2nd day of January. Since the 2nd day of January, 1961 was a legal holiday, the annual meeting was held on January 3.

APPROVAL OF MINUTES

The minutes of the December 22, 1960 meeting were approved unanimously.  
Motion: L. C. Swager. Second: M. G. Scott.

The Commission, in an effort to keep in close touch with the Redevelopment Trustees, requested that minutes of the Commission meetings be sent to each Redevelopment Trustee.

ELECTION OF OFFICERS

L. C. Swager moved and W. V. Sowers seconded the nomination of Paul Clarke for president and D. P. McDonald, Jr. for vice-president. Motion passed unanimously. M. G. Scott declined re-nomination for secretary and moved, and W. V. Sowers seconded the nomination of L. C. Swager for secretary. Motion passed unanimously.

JOINT MEETING OF DOWNTOWN ASSOCIATION

It was announced that a joint luncheon meeting had been arranged with the executive committee of the Downtown Association for January 19, 1961 at the Chamber of Commerce.

The Commission decided to take the initiative and request similar joint meetings with other public and private agencies concerned with redevelopment.

COMMISSIONER'S BOND

The Commission directed that the executive director attempt to establish with the bonding company a lower rate for the required bond. It was pointed out that the Commissioners do not handle money, and that the State Redevelopment Act permits only two commissioners, the president and vice-president, to sign vouchers.

## CENTRAL DISTRICT STUDY

It was noted that it would be advisable and constructive for the Commission to come to a definite decision concerning the retention of an economic consultant and a physical planning consultant in time to announce the decisions at the previously scheduled joint meeting with the executive committee of the Downtown Association. The Commissioners agreed that every effort should be made to meet this schedule, but pointed out that the Trustees should be informed of announcements prior to their release to other groups. It was suggested that the executive director contact the president of the Redevelopment Trustees as to the appropriate ways and means of informing the Trustees.

## NEIGHBORHOOD RENEWAL PLAN

The executive director reported on the feasibility and advisability of considering the Hanna-Creighton Streets area as a generalized neighborhood renewal plan. He noted that federal planning funds could be obtained to prepare a detailed over-all plan for this neighborhood, and that until the plan was prepared, no commitments would have to be made by the Commission.

The contents of a GNRP normally include plans for land use, zoning and public improvements and facts and figures concerning relocation requirements, financing, project priorities, and the marketability of proposed land uses.

The Hanna-Creighton area is appropriate to be treated as a GNRP because it is too large to be treated as one project and because it is a natural neighborhood with major physical features as boundaries. The GNRP would also provide a means for planning the entire neighborhood in relation to over-all community plans.

The Commission agreed that the possibility of treating the Hanna-Creighton neighborhood as a GNRP should be given further study and that the executive director should inquire as to the availability of federal funds for the required planning work.

## CLEARANCE AREA

The executive director reported that the possibility of a small, centrally-located non-federally aided project should be given further study since it could move quickly and be strategically spotted to best serve the over-all renewal program. The Commission concurred.

## ADJOURNMENT

There being no further business, the meeting adjourned at 2 p.m.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

## MINUTES

DATE: January 12, 1961, 5:30 p.m.

PLACE: Chamber of Commerce

MEMBERS PRESENT: P. Clarke  
M. G. Scott  
W. V. Sowers

MEMBERS ABSENT: D. P. McDonald, Jr.  
L. C. Swager

STAFF PRESENT: J. R. Crozier

OTHERS PRESENT: Lachlan F. Blair  
George Marcou of  
Blair Associates, Providence, Rhode Island

#### CONSULTING SERVICES

Mr. Blair explained the size, experience and capabilities of his consulting firm. He noted that the firm selected only those jobs which were not "run-of-the-mill" and possessed both the capacity for imaginative treatment and for eventual implementation. Mr. Blair reported that the firm had won an American Institute of Architects award for their work in Providence, Rhode Island.

As to Fort Wayne's Downtown Plan, he reported that this firm was much interested in doing the work as he felt the city had an excellent climate for accomplishment in urban renewal. He saw the function of Blair Associates as part of a three-way collaborative effort among the Redevelopment Commission staff, the economic consultants and the planning consultants.

He outlined his work program as follows:

- a. Review of past plans and proposals and other studies pertinent to the central area.
- b. Definition of the key physical development problems of the study area.
- c. Analysis of land use, space use, and other data on physical conditions now being compiled by the redevelopment staff.
- d. Development of design concepts for land use, architectural form, traffic patterns and other systems for the central area making use of the economic studies and projections of downtown space to be supplied by the economic consultant.
- e. Development of preliminary plan sketches for testing with local officials.
- f. Preparation of a realistic long-range plan for the central area.
- g. Preparation of cost estimates for various projects in the plan and priorities for these for inclusion in a program for public and private action. It is understood that the financial programming would be closely geared to the findings of the economic consultant and to the feasibility and local capabilities of public and private investment.

In summary, the report would present both a plan and program for step by step renewal of the study area over a period of years. In form and quality, the report presentation would be comparable to their recent study of Downtown Pawtucket and the Freeway.

If selected, Blair Associates would undertake work on the project early in February; would anticipate completion of the preliminary design work by the end of the summer; devote the fall of the year to refining the plan, and spend the remainder of 1961 on preparing the work for final publication.

At the conclusion of Mr. Blair's presentation and after he and his associate were excused, the Redevelopment Commission authorized the executive



director to work with Blair Associates on the preparation of a detailed and specific proposal for the downtown study. The Commission suggested that the deadline for the selection of a planning consultant would be January 26.

#### ECONOMIC STUDY

The proposal from Philip Hammer and Company, Associates for the downtown economic study, contained in a letter from Hammer dated January 3, 1961, was presented to the Redevelopment Commission. After due deliberation the Commission voted unanimously to accept the proposal. Motion: M. G. Scott. Second: W. V. Sowers.

The release of the story concerning the hiring of Hammer Associates was scheduled for January 19 at the luncheon meeting with the executive committee of the Downtown Association. The Commission recommended that the executive director ask the Mayor to attend the luncheon meeting; work with the president of the Downtown Association in regard to preparations for the meeting, and notify the Redevelopment Trustees and the Plan Commission prior to official release of the story.

#### GENERALIZED NEIGHBORHOOD RENEWAL PLAN

The executive director reported that he was preparing a staff report concerning the selection of an area to be considered as a generalized neighborhood renewal plan, and that the report would be presented to the Commission on January 26. It was suggested that, if the schedule permitted, the report be sent to the Commissioners prior to the meeting.

#### ADJOURNMENT

There being no further business, the meeting adjourned at 9:45 p.m.

#### MEETING SCHEDULED

Next scheduled meeting of the Commission is at 11:30 a.m., January 19, 1961 in the Chamber of Commerce.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

#### MINUTES

DATE: January 19, 1961, 11:30 a.m.

PLACE: Chamber of Commerce

MEMBERS PRESENT: D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: P. Clarke

STAFF PRESENT: J. R. Crozier

## PHYSICAL PLANNING CONSULTANT

The Commission decided that before signing a contract with the planning consultant, the executive director and president, or vice-president, should visit the City Council on Tuesday, January 24. The purpose of the visit is to inform Council that, because planning work would be completed in 1961, it might be necessary to adjust our budget to cover the additional cost.

## LUNCHEON MEETING—DOWNTOWN ASSOCIATION

Present at the luncheon meeting were Mayor Burns and planning director, William Jones, and Dwight Shirey, Joe Hulfeld, Ban Johnson and Stan Knapp of the Downtown Association. D. P. McDonald, Jr. explained the Commission's actions in regard to the employment of an economic consultant, the imminent employment of a planning consultant, and the future activities of the Redevelopment Commission. He requested that the Downtown Association give thought to appointing a liaison committee to work with the economic consultant and with the Redevelopment Commission.

Dwight Shirey reported that the Downtown Association was well pleased with the activities of the Fort Wayne Redevelopment Commission; that they would make a financial contribution to the economic study, and would offer continual support to urban renewal activities.

## ADJOURNMENT

There being no further business, the meeting adjourned at 1:30 p.m.

## MEETING SCHEDULED

Next scheduled meeting - 7:30 p.m. January 26, 1961, in the office of the Department of Redevelopment.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

## MINUTES

DATE: January 26, 1961, 7:30 p.m.

PLACE: Office - Department of Redevelopment

MEMBERS PRESENT: M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: P. Clarke  
D. P. McDonald, Jr.

STAFF PRESENT: J. R. Crozier

In the absence of the president and vice-president, L. C. Swager served as president. All actions taken by the Commission at the meeting were subsequently ratified by the other members, although ratification was not mandatory.

## APPROVAL OF MINUTES

The minutes of the January 3rd, 12th and 19th meetings were approved unanimously. Motion: M. G. Scott. Second: W. V. Sowers.

## COMMISSIONER'S BOND

It was reported that the premium for the Commissioner's bond for 1961 would be \$2.50 per thousand. This compares with the \$5 per thousand paid in 1960.

## DOWNTOWN PHYSICAL PLAN

D. P. McDonald, Jr. and J. R. Crozier met with the City Council on Tuesday, January 24 in regard to the budget for downtown planning activities, and reported to the Council as follows:

At the time of the budget submittal in May 1960, the economic study had not been programmed for downtown; that the desirability of the economic study had since been established and that, therefore, funds set aside for the downtown plan would probably not be sufficient. In addition, rather than prolong the completion of the downtown physical plan to 1962, it was the intention of the Commissioners to complete it in 1961. This too requires more money in 1961 than presently budgeted.

The Council was sympathetic to the arguments advanced, and stated that they would work with the Redevelopment Commission in regard to the possible transferring of funds. The overage may be between \$5,000 to \$10,000, but could be considerably less depending upon how much money would be available from sources other than the Redevelopment Commission.

The proposal of Lachlan Blair Associates, dated January 25, 1961, for the downtown physical plan was explained to the Commission. The Redevelopment Commissioners unanimously accepted the proposal. Motion: M. G. Scott. Second: W. V. Sowers.

## ANNUAL REPORT

The annual report of the Redevelopment Commission, which must be filed with the Mayor, was submitted and approved by the Commission. Motion: W. V. Sowers. Second: M. G. Scott.

## NAHRO CONFERENCE

It was reported that NAHRO was holding a conference on minimum housing codes in Washington on February 2 and 3. A minimum housing code will soon be recommended for approval by the Civic Improvement Committees, and attendance of the executive director at the conference would prove of future use. In addition, it was reported that a meeting had been tentatively arranged with the economic consultant and the physical plan consultant in Washington on February 1 in order to get those activities started. Therefore, three purposes could be served by the trip. The Commission agreed. Motion: M. G. Scott. Second: W. V. Sowers.

## ADJOURNMENT

There being no further business, the meeting adjourned at 8:30 p.m.

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

## MINUTES

DATE: February 15, 1961, 7:30 p.m.

PLACE: Office—Department of Redevelopment

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott

MEMBERS ABSENT: W. V. Sowers (out-of-city)  
L. C. Swager (out-of-city)

STAFF PRESENT: J. R. Crozier

### APPROVAL OF MINUTES

The minutes of the January 26, 1961 meeting were approved unanimously.  
Motion: M. G. Scott. Second: D. P. McDonald, Jr.

### REVIEW OF FINANCIAL STATEMENT

The financial balance sheet as of January 31, 1961, and the list of vouchers for January 1961 were reviewed. No exceptions were taken to the balance sheet or to the list of vouchers.

### GENERAL NEIGHBORHOOD RENEWAL PLAN

The Commission was presented with a report from the executive director dated February 15, 1961 concerning the selection of the first GNRP neighborhood in Fort Wayne. The report is attached to and made part of these minutes.

The Commission took the report under advisement and authorized the executive director to release it to the news media. Release to the Redevelopment Trustees and other interested groups prior to public release was also authorized.

### REPORT ON REDEVELOPMENT LEGISLATION

The executive director reported that he had visited Indianapolis on February 9, 1961 to determine the acts affecting redevelopment which had been introduced in the General Assembly. It was reported that at least seven acts would have some effect on redevelopment. They are as follows:

Senate Bill No. 418—would provide for the creation of a state agency concerned with redevelopment and development of urban areas. It provides for a 5-member board appointed by the Governor, an executive secretary and a budget of \$50,000. Section 3 of the act states as follows:

"The agency shall be responsible for the development of all types of plans concerning the development and redevelopment of urban areas, and advise and give technical aid to all local governments on problems of redevelopment. The agency shall provide supervision of planning, construction and management to local housing authorities and redevelopment commissions."

After discussion by the Commission, it was determined that the wording of the act was ambiguous, and would appear to give the state agency control over local redevelopment commissions. If so, the Commission was unalterably opposed to the act. If this was not the intent of the writer of the legislation, then, it was the Commission's position that the act should be rewritten.

The Commission recommended that the executive director write to the Senate Committee to which the act had been assigned explaining the views of the Commission.

Senate Bill No. 471—provides that the maximum allowable bond interest rate on bonds issued by the redevelopment commission should be raised from 4 to 5 per cent.

The Commission saw no reason to take action on this measure.

Senate Bill No. 39—which has passed the Senate and is now in the House Committee on Cities and Towns, would prevent plan commissions from exercising subdivision control.

It was pointed out that this act was being opposed by many groups, including the Chamber of Commerce's State Policies Committee, who have prepared letters urging opposition of the bill.

It did not appear that any further action would be required by the Redevelopment Commission in regard to this act.

Senate Bill No. 469—assigned to a Senate Committee, apparently makes it easier for redevelopment commissions to move ahead on redevelopment while the price to be paid for condemned property is being decided by the courts.

After review of the proposed change, the Commission decided that no action should be initiated to support or oppose this act, which appears generally favorable to redevelopment operations.

Senate Bill No. 197—offers tax concessions for minimum conformance with the requirements of a Minimum Housing Ordinance. Thus, if an unsafe or dangerous house condition was eliminated under the threat of the housing code enforcement, then the increase in assessed valuation due to this "improvement" could be abated for a period of years by the City Council. The Chamber of Commerce's State Policies Committee has opposed this act, which has had its second reading in the Senate.

The Commission agreed that the act should be opposed, but felt that no further action was necessary because of the activities of other groups.

Senate Bill No. 341—provides that colleges and universities can act as redevelopment commissions for projects, after approval of the local redevelopment commission. The act has passed the Senate and has been assigned to the House Committee on Ways and Means.

The Commission decided that this act should be opposed since it appeared to represent a further cleavage of redevelopment powers and, thus, could have undesirable results. The Commission suggested that the executive director contact the Chairman of the House Committee on Ways and Means to express the attitude of the Commission towards the bill.

House Bill No. 448—provides for private redevelopment corporations, which could be granted the powers of eminent domain; be granted tax concessions over a period of years for improvements placed on redeveloped land, and be limited to a net profit of 8 per cent.

It was pointed out that the act, 12 pages in length, made no mention of relocation, public hearings, the City Plan Commission, the General Plan of the city or the redevelopment commission and, thus, appeared to create a redevelopment organization unresponsive to public needs and responsive only to private gain.

The Commission suggested that the executive director contact Dale Meyers who is a member of the House Committee on Cities and Towns, to which this act has been assigned, and express the viewpoint that, while there seemed to be a place for private redevelopment organizations, House Bill 448 did not seem to contain sufficient safeguards in regard to guiding the activities of the private corporation.

#### JOINT MEETING WITH TRUSTEES

The Commission discussed possible ways of scheduling meetings with the Redevelopment Trustees. It was suggested that a luncheon meeting every two months might be satisfactory. This suggestion was to be brought to the attention of the Redevelopment Trustees.

#### ADJOURNMENT

There being no further business, the meeting adjourned at 9:06 p.m.

#### MEETING SCHEDULED

Next meeting of the Commission was scheduled for Thursday, February 23, 1961 at 7:30 p.m. in the office of the Department of Redevelopment.

### MEMORANDUM

February 15, 1961

TO: Fort Wayne Redevelopment Commission

FROM: Executive Director

SUBJECT: General Neighborhood Renewal Plan

On August 11, 1960, the Fort Wayne Redevelopment Commission adopted a 5-point work program as follows:

1. City-Wide Study
2. General Neighborhood Renewal Plan
3. Clearance and Redevelopment Project
4. Central District Plan
5. The "Workable Program"

Three of the five points, the city-wide study, the central district study, and the workable program, have become action programs. This report describes the general neighborhood renewal plan and contains a redevelopment staff recommendation as to the selection of the neighborhood which seems most suited for study as the first general neighborhood renewal plan in Fort Wayne.

#### Description

A general neighborhood renewal plan (henceforth GNRP) is designed to cover a large, deteriorated area that is set-off from the rest of the city by physical boundaries, such as major streets or railroad tracks, which



requires a variety of urban renewal actions (clearance, rehabilitation and conservation), and which should be planned for urban renewal purposes as an unit rather than piece-meal. To be most effective, the neighborhood studied should be immediately adjacent to an otherwise stable neighborhood or be reasonably protected against blighting influences outside its boundaries. The GNRP recognizes that some slum areas are too extensive to be treated within one project and, therefore, provides for the redevelopment of a neighborhood via a series of projects each of which carry-out portions of the total plan.

Because of its scope, the GNRP is especially effective in relating specific urban renewal operations to the over-all goals of community planning.

Typically, a GNRP report will contain maps and written reports as follows:

1. Land Use Plan — including statements setting-up population densities, building coverage requirements, and other land use provisions.
2. Public Improvement and Community Facility Plans — a series of plans for streets, utilities and other improvements, school, parks, playgrounds and similar facilities.
3. Project Delineation — and also showing, sequence and timing.
4. Treatment Delineation — indication of portions of neighborhood which require clearance and redevelopment, portions which require rehabilitation and portions which require conservation.
5. Rehabilitation Criteria — statement of requirements for rehabilitation and improvement of properties.
6. Marketability Report — anticipated market absorption capacity for cleared land.
7. Relocation Resources and Requirements — including families and businesses.
8. Cost Estimates — costs and benefits of the neighborhood program.

The preparation of a GNRP may be financed by federal funds, which do not have to be repaid unless project activities are carried on within the GNRP. If so, the federal government assures 2/3's of the GNRP preparation costs. If the city desires to move ahead on the plan, a project covering at least 10 per cent of the GNRP must be initiated.

The major benefit of a GNRP, in addition to those noted above, is that it provides facts and figures concerning the probable effect of urban renewal operations before the operations are underway. Thus, the public can be kept fully informed as to urban renewal actions.

#### Staff Recommendation

The redevelopment staff has been studying the distribution and intensity of slum conditions in Fort Wayne by examining records in the office, and by surveys in the field. In addition, the staff has consulted other public agencies in regard to deficiencies in community facilities and plans for eliminating the deficiencies, and has consulted the long-range plans of the City Plan Commission.

As a result of these investigations, and for the specific reasons enumerated below, it is recommended that the Hanna-Creighton neighborhood,

which is bounded by Hanna and Creighton Streets, South Anthony Blvd. and the Pennsylvania Railroad and contains 178 acres, should be treated as the first GNRP in Fort Wayne.

The selection of the Hanna-Creighton neighborhood for a study as the first GNRP is based on the following reasons:

1. The neighborhood contains more slums than can be handled in any one project. In 1950 the Census of Housing reports that 41 per cent of the dwellings were dilapidated. Field observations indicate that this percentage is increasing, and that population density, already high because of small lots, has increased because of the conversion of single-family homes into multi-family units. Overcrowding is both an indication of present slum conditions and a cause of further deterioration.
2. Action on a clearance and redevelopment project within the Hanna-Creighton neighborhood that was not part of an over-all plan would be threatened by two facts: one, the project would be, at least, partially surrounded by a slum area indefinitely which would decrease the attractiveness of the cleared land to potential redevelopers and, thus, slow its marketability rate and depress its price level; two, basic land use and circulation changes must be planned for the entire neighborhood in order to most effectively utilize the land. For example, the street pattern in the neighborhood was laid out without reference to the railroad. Five streets dead-end at the railroad and numerous other streets dead-end one street below the railroad.
3. The neighborhood is presently suffering because of inadequate schools and parks, which condition will worsen in the very near future as school changes are made in this section of the city to provide for the new 6-3-3 system. Plans for a major improvement, such as a school, must be related to over-all neighborhood and city-wide plans. If federal financial aid is utilized for the redevelopment of the Hanna-Creighton neighborhood, a scheduled public improvement, such as a school, can be used to decrease the amount of local money required for redevelopment.
4. A GNRP would allow emphasis to be placed on conserving the good portions of the Hanna-Creighton neighborhood and rehabilitating those that can be economically rehabilitated. The GNRP would provide plans for the most effective use of existing facilities, i. e., Union Baptist Church, as focal points of a new re-designed neighborhood.

The staff recommendation in regard to the Hanna-Creighton neighborhood is twofold:

1. It would be best treated as a GNRP.
2. Immediate action is required.

The reasons why the Hanna-Creighton neighborhood should be treated as a GNRP have been outlined above. The reasons why it should be given first priority are outlined below:

1. The Hanna-Creighton neighborhood and surrounding neighborhoods contain a pressing school problem. The School Board is most anxious to find the location for an elementary school in the general area. The staff of the Plan Commission recommends a location within the neighborhood.
2. This neighborhood is on the fringe of a spreading slum area. If the slums can be halted here, the now standard homes south

of Creighton Street can be protected. If Hanna-Creighton is not up-graded, it is extremely likely that slums will continue to grow in this direction. It appears from observation in the field that the time to stop this deterioration is now.

3. Priorities of redeveloping any blighted area in Fort Wayne are partially determined by factors that are not within the control of the Redevelopment Commission. It would appear that the Hanna-Creighton neighborhood is least effected by any proposed but not yet programmed public improvement as are other blighted areas in the city. The redevelopment of blighted areas south of the central district should wait on the central district plan so that their re-use can be estimated. Slum areas in and around the central district will be studied under the central district plan.
4. The urban renewal planning process, especially when federal aid is utilized, is extremely long, and action must be initiated sufficiently ahead of time to keep the momentum of the program going.
5. An observation of Fort Wayne reveals that there are few areas suitable for low-cost multi-family housing. This type of housing is now needed and will be urgently needed when clearance operations begin in the central district. Thus, planning for this type of housing in the Hanna-Creighton neighborhood, which is well suited for low-cost housing, should start at once.
6. If improvements now scheduled for this area are capitalized on, the local cost of redeveloping this area can be materially reduced.

If this staff recommendation is approved by the Redevelopment Commission, the following procedure would apply:

1. Preparation of application for planning funds to Urban Renewal Administration.
2. City Council approval of application.
3. Grant of funds and preparation of GNRP.
4. Approval of GNRP by Mayor, City Council and City Plan Commission.
5. Submittal of Survey and Planning Application for first project in GNRP, and approval of GNRP by Urban Renewal Administration. This application may be submitted while the GNRP is being prepared.

The immediate effects of a GNRP will be as follows:

1. No tenant or owner of a home or business will be affected until after the first project is acted upon.
2. Planning and programming of area will be made public so inhabitants of the neighborhood can plan their future.

Note: Release of report at the executive director's discretion—authorized by Redevelopment Commission during regular meeting, February 15, 1961. At that meeting, this report was taken under advisement by the Commission.



Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

## MINUTES

DATE: March 6, 1961 — Noon

PLACE: Chamber of Commerce

MEMBERS PRESENT: D. P. McDonald, Jr  
M. G. Scott  
W. V. Sowers

MEMBERS ABSENT: P. Clarke (out-of-city)  
L. C. Swager (out-of-city)

STAFF PRESENT: J. R. Crozier

In the absence of the president, the vice-president served as the presiding officer.

### APPROVAL OF MINUTES

The minutes of the February 15, 1961 meeting were approved unanimously.  
Motion: W. V. Sowers. Second: M. G. Scott.

### GENERAL NEIGHBORHOOD RENEWAL PLAN

It was noted that the executive director's recommendation for the Hanna-Creighton neighborhood had been given extensive publicity, and that each Commissioner had reviewed the recommendation and no adverse comments had been received; therefore, the Commission directed that an application for a federal financial grant for the GNRP be prepared for further review and study by the Commission. Motion: M. G. Scott. Second: W. V. Sowers. Motion passed unanimously.

### ADMINISTRATIVE PROCEDURES

The executive director suggested certain changes in administrative procedures. He noted that the State Redevelopment Act does not require the Commission's approval of vouchers for the expenditure of funds, but that in the interest of sound administrative procedure, all vouchers should be listed on the agenda for approval by the Redevelopment Commission. It was also recommended that the monthly financial statements now submitted to the Commission for its review, be also listed on the agenda for approval. It was further recommended that the duly elected secretary of the Commission be assigned the responsibility for signing the official minutes of the Commission after the minutes had been placed in the minute book. It was further suggested that, if the secretary is absent from a meeting, the minutes of the meeting will be signed by either the president or the vice-president, depending upon their attendance at the meeting. The Commission agreed with the three suggestions and directed that they be placed in immediate effect. Motion: M. G. Scott. Second: W. V. Sowers. Motion passed unanimously.

### APPROVAL OF VOUCHERS

The following vouchers were approved:

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
General Telephone Company	January telephone expense	\$ 24.54
James R. Crozier	travel expense to Chicago to confer with URA officials (3/1/61)	13.87
Shrex of Fort Wayne	miscellaneous office supplies	1.14
Lincoln Graphic Corporation	miscellaneous drafting supplies	1.25
IBM	carbon paper	9.49
City Utilities	automobile purchase	<u>1,591.75</u>
	TOTAL	\$1,642.04

The following notes refer to the purchase of the automobile:

(1) regular meeting of the Commission—July 7, 1960, "it was reported that the 1960 budget did not provide for the purchase of an automobile, and that there was a need for an automobile. It was also reported that the Board of Works would purchase an automobile for the Commission and that the Commission would reimburse the Board of Works during the 1961 budget year. The Commission unanimously approved this purchase".

(2) regular meeting of the Commission—July 21, 1960, "it was reported that the Board of Works had purchased a 1960 Rambler for the Commission, and that the total cost of the vehicle would be approximately \$1600".

The bids for the purchase of the vehicle were handled by the City Utilities Department who secured bids from various automobile dealers in Fort Wayne, and awarded the contract to the lowest bidder. No trade-in was involved.

#### REVIEW OF FINANCIAL STATEMENT

The financial balance sheet as of February 28, 1961 was reviewed and approved. The balance sheet is attached to and made part of these minutes.

#### MINIMUM HOUSING CODE

It was reported that the Civic Improvement Committees of the Central Labor Council and the Chamber of Commerce, were close to finishing their review of the minimum housing ordinance, and that their recommendations to the City Council would involve changes in the substance of the code and changes in the manner of enforcement of the code. Suggestions had been made by the reviewing committees that the Redevelopment Commission should have a major role in the enforcement of the code. The Commission saw no objections to this suggestion.

#### LEGAL SERVICE

The executive director reported that the Commission was rapidly approaching areas which would require considerable legal service, and that the Commission should give consideration to acquiring this service.

#### MOVING EXPENSE

It was reported that the bill for moving expenses for the executive director and the renewal planner had not yet been honored by the City Controller, and that the moving company had retained an attorney to pursue its claim. The Commission directed that inquiries be made of the City Attorney in regard to the legality of this expenditure.

## CITY-WIDE PLAN

The executive director reported that the Urban Renewal Administration had returned the application for the city-wide plan because of uncertainties in regard to the status of the General Plan of the city. (The Urban Renewal Administration cannot release money to communities unless a General Plan is in effect or will be in effect.) In response to the return of the application, the executive director along with William Jones, City Plan Director, Joe Hochderffer of the Chamber, and D. P. McDonald, Jr., traveled to Chicago on March 1 to speak with the regional director of URA. As a result of the meeting the regional director reported that, if a letter explaining the status of the General Plan was submitted to URA, the application for the city-wide plan would be approved.

## ADJOURNMENT

There being no further business, the meeting adjourned at 1:45 p. m.

### Monthly Statement—February 1961

		<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
1	<u>Services Personal</u>				
11	Salaries and Wages Regular	\$ 35,500.	\$3,851.33	\$ 31,648.67	\$ 770.27
12	and Temporary				
2	<u>Services Contractual</u>				
21	<u>Communication &amp; Transportation</u>				
	212 Postage	\$ 500.	\$ 30.	\$ 470.	\$
	214 Telephone & Telegraph	500.	37.53	462.47	24.54
	215 Travel Expense	1,000.	247.77	752.23	
	221 Prof. Consulting Serv.	50,000.		50,000.	
24	<u>Printing &amp; Advertising</u>				
	241 Advertising & Publication of Notice	300.		300.	
	242 Printing, other than Office Supplies	500.		500.	165.19
	243 Photography & Blueprints	300.	9.15	290.85	
25	<u>Repairs</u>				
	252 Repairs to Equipment	200.	7.50	192.50	
		<u>\$ 53,300.</u>	<u>\$ 331.95</u>	<u>\$ 52,968.05</u>	<u>\$ 189.73</u>
3	<u>Supplies</u>				
	331 Gasoline	\$ 300.	\$ 20.01	\$ 279.99	\$
	332 Oil	60.		60.	
	334 Other, Garage & Motor Supplies	140.	15.92	124.08	3.85
	361 Official Records	100.		100.	
	362 Stationery	200.	101.99	98.01	
	363 Other Office Supplies	500.	96.78	403.22	11.88
		<u>\$ 1,300.</u>	<u>\$ 234.70</u>	<u>\$ 1,065.30</u>	<u>\$ 15.73</u>
5	<u>Current Charges</u>				
	51 Insurance, including Commissioner's Bond	\$ 500.	\$	\$ 500.	\$ 375.
	55 Subscription and dues	500.	49.59	450.41	5.
	56 Refund to City Treasurer for advance charge requirement 1959 & 1960	24,825.		24,825.	
		<u>\$ 25,825.</u>	<u>\$ 49.59</u>	<u>\$ 25,775.41</u>	<u>\$ 380.</u>



7	<u>Properties</u>					
	721 Furniture & Fixtures	\$ 500.	\$	\$ 500.	\$	
	724 Motor Equipment (Auto)	2, 100.		2, 100.		1, 591.75
	726 Other Equipment	300.	35.85	264.15		
	727 Real Estate	170, 000.		170, 000.		
		<u>\$172, 900.</u>	<u>\$ 35.85</u>	<u>\$172, 864.15</u>		<u>\$1, 591.75</u>
	TOTALS	\$288, 825.	\$4, 503.42	\$284, 321.58		\$2, 947.48

Signed: \_\_\_\_\_

Vice-President

Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

### MINUTES

DATE: March 30, 1961, 7:30 p.m.

PLACE: Office—Department of Redevelopment

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: None

STAFF PRESENT: J. R. Crozier

### APPROVALS

- Minutes — March 6, 1961
- Vouchers (see list attached)
- Financial Statement — March, 1961 (attached)

Motion for approval: M. G. Scott. Second: D. P. McDonald, Jr.  
Motion passed unanimously.

### WORKABLE PROGRAM

- Minimum Housing Code
- Section 221 Housing

The executive director reported that the Civic Improvement Committees had completed their review of the Minimum Housing Code, and would after a suitable period of public relations, formally present the suggested code to the Common Council. It was also reported that the Committees were studying the Section 221 housing program. The executive director and Joe Hochderffer of the Chamber of Commerce met with the Mayor on Wednesday, March 29 to keep him advised as to the actions taken by the Committees.

## GENERAL NEIGHBORHOOD RENEWAL PLAN

It was reported that the Urban League was making a survey of housing needs for Negroes in Fort Wayne, and that the results of this survey, which is to be taken within the next month, would provide information required for the preparation of the application for the GNRP.

## COMMUNITY RENEWAL PROGRAM

The approval by the Urban Renewal Administration of the application for the financial grant for the Community Renewal Program appears forthcoming and, therefore, attention should be given to employing the additional person required. The executive director reported that originally an additional draftsman was to be hired with the federal funds, but that a young, trained planner could be hired for slightly more money and would contribute much more to the CRP. He reported that he would attempt to ascertain the availability of such person.

## CENTRAL DISTRICT

It was reported that Robert Siler of the Hammer firm was in Fort Wayne on March 15 and 16, and would be in Fort Wayne again the week of April 3; that Stuart Stein of the Blair firm was in Fort Wayne March 23 and 24, and was planning to return on April 13 and 14. Visits to Fort Wayne by the consultants are interspersed between intensive work in their home offices.

## OTHER MATTERS

### a. Great Lakes Institute

The executive director reported to the Commission that he had been requested to participate as a consultant in the 1961 Great Lakes Institute, an annual work session "attended by a select group of executives from a wide variety of public and private health and welfare agencies serving twelve Midwest states", which will be held at Lake Geneva, Wisconsin July 9 - 14, and requested approval of his attendance at this Institute. He noted that his attendance would be on vacation time.

### b. Lake Michigan Region Planning Committee

It was reported to the Commission that the executive director had been requested to serve on the Advisory Council to the Lake Michigan Region Planning Committee, which is a joint committee of four American Institute of Architects Chapters charged with coordinating planning and urban development in the region surrounding Lake Michigan.

### c. Reserve

The executive director reported to the Commission the possibility of serving two weeks in the U. S. Army reserve starting April 16, and requested approval of absence from the office for this purpose.

The Commission approved the above.

### d. Automobile Purchase

In July 1960, City Utilities purchased an automobile for the Redevelopment Commission. The Commission was in turn to purchase the car from City Utilities in 1961. Considerable discussion concerning this "second" purchase has been held. The City Controller visited the State Board of Accounts to get their views on the matter.

As a result, it is suggested that the Commission return the car to City Utilities, pay one-sixtieth of the purchase price of the automobile per month as the rental fee, and purchase its own automobile.

The Commission accepted the suggestion in regard to the rental charge, although it was noted that the Common Council would have to approve a transfer of funds for this purpose, and directed that the proper legal steps be taken to procure bids for a new automobile. The Commission will review the bids and make a decision, based on the executive director's recommendation, at a subsequent meeting.

e. Commissioner's bond and oath of office

The Commissioners were given their individual bond form and were requested to complete their oath of office. It was noted that the bond premium would be \$5 per thousand since this was the rate set by the Indiana Rating Bureau.

f. Redevelopment Legislation

The executive director noted that the only legislative act which affects redevelopment operations passed by the Assembly and signed by the Governor, was one which allowed colleges and universities, with the approval of the redevelopment commission, to carry out urban renewal operations in the vicinity of their schools.

g. Joint Meeting with Plan Commission

D. P. McDonald, Jr. suggested that it would be beneficial to hold a joint meeting with the Plan Commission in order to discuss the co-operation that will be required as the Redevelopment Commission moves on to actual redevelopment operations. The executive director was requested to contact the Plan Commission in this regard.

h. 1962 Budget

The president appointed W. V. Sowers and L. C. Swager as the 1962 budget committee.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:30 p.m.

Vouchers Approved—March 30, 1961

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
A. N. Smith, Postmaster	Postage	\$ 16.00
General Telephone Company	Telephone expense— Feb. 11 - March 11	15.30
The Royal McBee Corporation	Keysort cards & equipment	166.99
City Utilities	Transportation expense— Jan. 30 thru Feb. 26	6.93
Lehman Book Store	miscellaneous office supplies	5.00
Fisher Bros. Paper Company	20 sheets white cardboard	3.62
Allen Wood Products, Inc.	1 2 x 4	2.60
Indiana Stamp & Seal Company	1 Rubber Stamp	2.40
Lincoln Graphic Corporation	miscellaneous drafting supplies	8.75
Loos Insurance Agency	Commissioner's bond premium	375.00
Chamber of Commerce	Legislative report	5.81
	TOTAL	\$608.40



Financial Statement—March 1961

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
1 <u>Services Personal</u>				
11 <u>Salaries &amp; Wages Regular</u>				
12     & Temporary	\$ 35, 500.	\$7, 152.47	\$ 28, 347.53	\$
2 <u>Services Contractual</u>				
21 <u>Communication and Transportation</u>				
212 Postage	\$ 500.	\$ 30.	\$ 470.	\$ 16.
214 Telephone & Telegraph	500.	62.07	437.93	15.30
215 Travel Expense	1, 000.	261.64	738.36	
221 Prof. Consulting Serv.	50, 000.		50, 000.	
24 <u>Printing and Advertising</u>				
241 Advertising & Publication of Notice	300.		300.	
242 Printing, other than Office Supplies	500.		500.	151.39
243 Photography & Blueprints	300.	9.15	290.85	
25 <u>Repairs</u>				
252 Repairs to Equipment	200.	7.50	192.50	40.09
	<u>\$ 53, 300.</u>	<u>\$ 370.36</u>	<u>\$ 52, 929.64</u>	<u>\$222.78</u>
3 <u>Supplies</u>				
331 Gasoline	\$ 300.	\$ 20.01	\$ 279.99	\$ 6.21
332 Oil	60.		60.	.72
334 Other, Garage & Motor Supplies	140.	15.92	124.08	
361 Official Records	100.		100.	
362 Stationery	200.	101.99	98.01	
363 Other Office Supplies	500.	108.66	391.34	22.37
	<u>\$ 1, 300.</u>	<u>\$ 246.58</u>	<u>\$ 1, 053.42</u>	<u>\$ 29.30</u>
5 <u>Current Charges</u>				
51 Insurance, including Commissioner's Bond	\$ 500.	\$	\$ 500.	\$375.
55 Subscription & dues	500.	49.59	450.41	25.60
56 Refund to City Treasurer for advance charge require- ment 1959 & 1960	24, 825.		24, 825.	
	<u>\$ 25, 825.</u>	<u>\$ 49.59</u>	<u>\$ 25, 775.41</u>	<u>\$400.60</u>
7 <u>Properties</u>				
721 Furniture & Fixtures	\$ 500.	\$	\$ 500.	
724 Motor Equipment (Auto)	2, 100.		2, 100.	
726 Other Equipment	300.	35.85	264.15	15.60
727 Real Estate	170, 000.		170, 000.	
	<u>\$172, 900.</u>	<u>\$ 35.85</u>	<u>\$172, 864.15</u>	<u>\$ 15.60</u>
TOTALS	\$288, 825.	\$7, 854.85	\$280, 970.15	\$668.28
1959 Balance	\$ 821.53			
1960 Balance	1, 914.43			
Total	<u>\$2, 735.96</u>			

Signed: \_\_\_\_\_

*L. C. Swager*  
Secretary

Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

## MINUTES

DATE: April 13, 1961, 7:30 p.m.

PLACE: Office—Department of Redevelopment

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: M. G. Scott

STAFF PRESENT: J. R. Crozier

### PERSONNEL

It was reported that Robert E. Dimick would leave the employment of the Redevelopment Commission on April 28. The executive director was authorized to find a suitable replacement.

### JOINT MEETINGS

A luncheon meeting with the Redevelopment Trustees was set for Thursday, May 25, 1961, in the Chamber of Commerce. Purpose of the meeting is to brief the Trustees on recent redevelopment activities.

A joint meeting with the Plan Commission has been scheduled for Wednesday, May 17, 1961, at noon in the Chamber of Commerce. The purpose of this meeting is to discuss the cooperation which is required between the Plan Commission and the Redevelopment Commission in regard to specific redevelopment projects.

### APPROVALS

- a. Minutes — March 30, 1961
- b. Vouchers (list attached)

Motion for approval: D. P. McDonald, Jr. Second: W. V. Sowers.  
Motion passed unanimously.

### ADJOURNMENT

There being no further business, the meeting adjourned at 8:35 p.m.

### Vouchers Approved—April 13, 1961

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
Hammer and Company	Initial payment for consulting services	\$2,000.00
The Howard Company	Film processing	3.30
City Utilities	Transportation expense Feb. 27 thru March 26	5.75

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
Shrex of Ft. Wayne	Misc. office supplies	\$ 12.88
Lincoln Graphic Corporation	Misc. drafting supplies	1.70
Fort Wayne Newspapers	Subscription to News-Sentinel — balance of year	13.30
Law & Contemporary Problems	Part I and Part II "Urban Renewal Symposium"	5.00
Nat'l. Assoc. of Home Builders	"Home Builders Guide to Urban Renewal"	3.00
	TOTAL	<u>\$2,044.93</u>

Signed: L. C. Swager  
Secretary

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

### MINUTES

DATE: May 16, 1961, 7:30 p.m.

PLACE: Office—Department of Redevelopment

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: None

STAFF PRESENT: J. R. Crozier

OTHERS: Jerry Huddleston (Journal-Gazette)

### PERSONNEL

It was reported that Paul D. Easley was hired as a draftsman by the Redevelopment Commission effective May 16, 1961. Mr. Easley replaces Robert E. Dimick who is no longer employed by the Commission.

### JOINT MEETING WITH PLAN COMMISSION

Discussion was given to the agenda for the joint meeting. It was the consensus that emphasis should be given to the spirit of co-operation that has prevailed between the Plan Commission staff and the Redevelopment Commission staff during the past, and the co-operation that will be required in the future.

### JOINT MEETING WITH TRUSTEES

The Commission was reminded of the joint luncheon meeting with the



Trustees scheduled for Thursday, May 25, 1961, in the Chamber of Commerce.

## REPORT ON COMMUNITY RENEWAL PROGRAM

The executive director reported that he had contacted Senator Vance Hartke's office in regard to the status of our application for federal aid for the preparation of the CRP. The Senator's office reported that the application was in Washington in the offices of the Urban Renewal Administration, and that approval should be obtained within the next two to three weeks.

## GENERAL NEIGHBORHOOD RENEWAL PLAN

The apparent imminent approval of the CRP application would permit the Commission to push ahead with its application for planning funds for the Hanna-Creighton neighborhood. In addition, the Urban League's survey of relocation needs will soon be completed, and information uncovered by this survey in the Hanna-Creighton neighborhood would be necessary for the preparation of the GNRP application. It was anticipated that the application would be ready for Commission approval prior to the end of May.

## PURCHASE OF AUTOMOBILE

In accordance with instructions of the Redevelopment Commission, a legal advertisement for the purchase of an automobile has been duly made in the newspapers, and the bids are to be received by the Redevelopment Commission on May 22. The executive director requested the secretary of the Commission to be present in the office when the bids were opened in order that the bids could be tabulated at that time. Request was granted.

## APPROVALS

- a. Minutes — April 13, 1961
- b. Financial Statement — April 1961 (attached)
- c. Vouchers (list attached)

Motion for approval: D. P. McDonald, Jr. Second: M. G. Scott.  
Motion passed unanimously.

## ADJOURNMENT

There being no further business, the meeting adjourned at 9:35 p.m.

### Vouchers Approved—May 16, 1961

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
James R. Crozier	Travel expense to Washington, D.C. (5/8/9/10)	\$191.04
Carl H. Steffen	Travel expense to Dayton (5/11/12)	36.67
Royal McBee Corporation	Keysort cards	38.55
The Howard Company	Film (6-rolls @ \$1.85)	11.10
Lincoln Graphic Corporation	3 prints	3.27
IBM	Maintenance Agreement— Typewriter Ribbons	52.14
Shrex of Ft. Wayne	Misc. office supplies	6.68
APECO	Veri-fax paper (Engr. Dept.)	32.50
National Municipal League	20 copies of reprint "The Role of the Businessman in Urban Renewal"	4.50

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
McGraw-Hill Book Company	"Capital Requirements for Urban Development	\$ 11.79
Architectural Forum	1-year subscription	<u>6.50</u>
	TOTAL	\$394.74

Financial Statement—April 1961

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
1 <u>Services Personal</u>				
11 Salaries and Wages Regular				
12 and Temporary	\$ 35,500.	\$ 9,353.23	\$ 26,146.77	\$
2 <u>Services Contractual</u>				
21 <u>Communication and Transportation</u>				
212 Postage	\$ 500.	\$ 46.	\$ 454.	\$
214 Telephone & Telegraph	500.	77.37	422.63	
216 Travel Expense	1,000.	261.64	738.36	
221 Prof. Consulting Services	50,000.	2,000.	48,000.	
24 <u>Printing and Advertising</u>				
241 Advertising & Publication of Notice	300.		300.	
242 Printing, other than Office Supplies	500.	151.39	348.61	38.55
243 Photography & Blueprints	300.	12.45	287.55	
25 <u>Repairs</u>				
252 Repairs to Equipment	200.	7.50	192.50	40.09
	<u>\$ 53,300.</u>	<u>\$ 2,556.35</u>	<u>\$ 50,743.65</u>	<u>\$ 78.64</u>
3 <u>Supplies</u>				
331 Gasoline	\$ 300.	\$ 31.97	\$ 268.03	\$
332 Oil	60.	.72	59.28	
334 Other, Garage & Motor Supplies	140.	15.92	124.08	
361 Official Records	100.		100.	
362 Stationery	200.	110.24	89.76	
363 Other Office Supplies	500.	137.36	362.64	37.
	<u>\$ 1,300.</u>	<u>\$ 296.21</u>	<u>\$ 1,003.79</u>	<u>\$ 37.</u>
5 <u>Current Charges</u>				
51 Insurance, including Commissioner's Bond	\$ 500.	\$ 375.	\$ 125.	\$
55 Subscription and dues	500.	76.70	423.30	37.79
56 Refund to City Treasurer for advance charge requirement 1959 and 1960	24,825.		24,825.	
	<u>\$ 25,825.</u>	<u>\$ 451.70</u>	<u>\$ 25,373.30</u>	<u>\$ 37.79</u>
7 <u>Properties</u>				
721 Furniture & Fixtures	\$ 500.		\$ 500.	\$
724 Motor Equipment (Auto)	2,100.		2,100.	
726 Other Equipment	300.	51.45	248.55	
727 Real Estate	170,000.		170,000.	
	<u>\$172,900.</u>	<u>\$ 51.45</u>	<u>\$172,848.55</u>	<u>\$</u>
TOTALS	\$288,825.	\$12,708.94	\$276,116.06	\$153.43
1959 Balance	\$ 821.53			
1960 Balance	1,914.43			
Total	<u>\$2,735.96</u>			

Signed: \_\_\_\_\_

Secretary

Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

### MINUTES

DATE: May 25, 1961, 11:30 a.m.

PLACE: Chamber of Commerce

MEMBERS PRESENT: P. Clarke  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: D. P. McDonald, Jr. (out-of-city)  
M. G. Scott

STAFF PRESENT: J. R. Crozier

### AUTOMOBILE PURCHASE

The purpose of the meeting was to review the bids received by the Redevelopment Commission for the purchase of an automobile. The following tabulation was presented to the Redevelopment Commission by L. C. Swager:

<u>Company</u>	<u>Price</u>	<u>Del. Date</u>	<u>Conform To</u> <u>Specifications</u>	<u>Conform To</u> <u>Legal Requirements</u>
Cavell Ford, Inc.	\$1911.09	June 1	Yes	Yes
Cloverleaf Motors	1752.06	June 22	Yes	Yes
Grieger Chevrolet	1910.16		Yes	Yes
Hefner Chevrolet	1915.89	30 days	Yes	Yes
Poinsatte Auto Sales	1893.30	30 days	Yes	Yes

After considerable discussion, it was moved by L. C. Swager and seconded by W. V. Sowers, that the bid of Poinsatte Auto Sales, Inc. be accepted. The motion passed unanimously.

Signed: \_\_\_\_\_

Secretary

Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

### MINUTES

DATE: June 8, 1961, 7:30 p.m.

PLACE: Office—Department of Redevelopment



MEMBERS PRESENT:

P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers

MEMBERS ABSENT: L. C. Swager (out-of-city)

STAFF PRESENT: J. R. Crozier

OTHERS PRESENT: Jerry Huddleston (Journal-Gazette)

APPROVALS

- a. Minutes — May 16 and May 25, 1961
- b. Vouchers (list attached)

Motion for approval: M. G. Scott. Second: W. V. Sowers. Motion passed unanimously.

PERSONNEL

It was reported to the Commission that James L. Roach would start work on June 14 as a summer intern, and that his rate of pay would be \$80 per week.

GNRP APPLICATION

Progress is being made on the application. The relocation problems which are anticipated in the area make it necessary that a major emphasis should be given to relocation. Thus, the GNRP application will contain a request to the federal government for a full-time person who would be charged with the responsibility of developing a relocation plan for the neighborhood and working with the people in the neighborhood in regard to their special problems.

COMMUNITY RENEWAL PROGRAM

The approved budget has been received from the Urban Renewal Administration and the Commission is authorized to incur costs in connection with the CRP. Official starting date will be June 12. A contract will soon be received from the Urban Renewal Administration which will have to be examined and signed by the Commission.

CENTRAL DISTRICT

The proposed progress report on the central district physical plan, the economic study and the Redevelopment Commission's anticipated actions is tentatively set for June 29. The meeting will be attended by Lachlan Blair and Philip Hammer who will make individual presentations.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:30 p.m.

Vouchers Approved—June 8, 1961

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
James R. Crozier	Travel expense to East Lansing & Grand Rapids May 22, 23 and 24	\$32.15

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
General Telephone Company	Telephone expense April 11 - May 11	\$12.50
City Utilities	Telephone expense March 11 - April 11	12.70
Fort Wayne Newspapers, Inc.	Publishing legal notice for purchase of automobile	12.20
Lincoln Graphic Corporation	Misc. drafting supplies	7.60
Lewis & Christen	Office supplies (acco covers)	<u>3.96</u>
TOTAL		\$81.11

Signed:   
President

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

MINUTES  
SPECIAL MEETING

DATE: June 28, 1961, 7:30 p. m.

PLACE: Office—Department of Redevelopment

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: None

STAFF PRESENT: J. R. Crozier

OTHERS PRESENT: Jerry Huddleston (Journal-Gazette)

COMMUNITY RENEWAL PROGRAM CONTRACT

The Fort Wayne Redevelopment Commission met in a special meeting at the Department of Redevelopment in the City of Fort Wayne, Indiana, at 7:30 p. m., on the 28th day of June, 1961, the place, hour and date duly established for the holding of such meeting.

The president called the meeting to order and on roll call the following answered present:

Paul Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

All members were present.

The president declared a quorum present.

The president reported that this special meeting was convened pursuant to a duly dated and signed Notice of Special Meeting which was given to each Commissioner in due time, form and manner as required by law. The president read the original of the "Notice and Certificate" set forth below, and the same was ordered spread on the minutes, as follows:

### NOTICE AND CERTIFICATE

#### 1. NOTICE OF SPECIAL MEETING TO THE COMMISSIONERS OF THE FORT WAYNE REDEVELOPMENT COMMISSION

Notice is hereby given that a special meeting of the Fort Wayne Redevelopment Commission will be held at Fort Wayne, Indiana, in the office of the Department of Redevelopment, the regular meeting place thereof, at 7:30 p.m., on the 28th day of June, 1961, for the purpose of considering and adopting a resolution approving and providing for the execution of a Contract for Community Renewal Program Grant pursuant to which the United States of America will make a Grant of Federal funds to the Fort Wayne Redevelopment Commission to aid in financing the cost of the preparation of a certain Community Renewal Program designated Community Renewal Program No. Ind. R-24(CR) and for the purpose of transacting any other business which may properly come before such meeting.

Dated this 26th day of June, 1961.



Paul Clarke, President  
Fort Wayne Redevelopment Commission

#### 2. CERTIFICATE OF SERVICE

I, Paul Clarke, President of the Fort Wayne Redevelopment Commission, HEREBY CERTIFY that on the 26th day of June, 1961, I served a true copy of the foregoing Notice of Special Meeting on each and every Redevelopment Commissioner in the following manner:

By personal service.

WITNESS my hand this 26th day of June, 1961.



Paul Clarke, President  
Fort Wayne Redevelopment Commission

A Resolution entitled:

RESOLUTION APPROVING AND PROVIDING FOR EXECUTION  
OF PROPOSED CONTRACT FOR COMMUNITY RENEWAL PRO-  
GRAM GRANT NO. IND. R-24(CR) BETWEEN FORT WAYNE  
REDEVELOPMENT COMMISSION AND THE UNITED STATES OF  
AMERICA PERTAINING TO THE PREPARATION OF COM-  
MUNITY RENEWAL PROGRAM NO. IND. R-24(CR)

was introduced by Mr. D. P. McDonald, Jr.



Said Resolution and the Contract with the United States described therein were then read in full and discussed and considered.

Mr. W. V. Sowers then moved the adoption of the Resolution as introduced and read. Mr. M. G. Scott seconded the motion, and, on roll call, the following voted "Aye":

Paul Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

then the following voted "Nay":

None

The president thereupon declared the motion carried and the Resolution adopted as introduced and read. Said Resolution is attached hereto and made part of these minutes.

#### GENERAL NEIGHBORHOOD RENEWAL PLAN

The executive director reported that he had discussed the Hanna-Creighton renewal plan proposal with URA officials in Chicago on June 23. He reported general agreement to the proposal, but that the area would have to be visited by FHA and URA officials prior to submitting an application for the planning grant. FHA review is necessary since the plan contemplates residential reuse, for which the FHA would undoubtedly have to insure mortgages, and residential rehabilitation wherein FHA would play a similar role. He reported that this visit would be scheduled after a meeting in Chicago in which URA would review CRP progress and progress on the General Plan.

#### ADJOURNMENT

There being no further business to come before the meeting, upon motion duly made and seconded, the meeting adjourned at 8:15 p. m.

#### RESOLUTION APPROVING AND PROVIDING FOR EXECUTION OF PROPOSED CONTRACT FOR COMMUNITY RENEWAL PROGRAM GRANT NO. IND. R-24(CR) BETWEEN FORT WAYNE REDEVELOPMENT COMMISSION AND THE UNITED STATES OF AMERICA PERTAINING TO THE PREPARATION OF COMMUNITY RENEWAL PROGRAM NO. IND. R-24(CR)

WHEREAS, under Title I of the Housing Act of 1949, as amended, the United States of America (herein called the "Government") has tendered to the Fort Wayne Redevelopment Commission (herein called the "Public Body") a proposed Contract for Community Renewal Program Grant, hereinafter mentioned, pursuant to which the Government would extend a Grant of Federal funds to the Public Body to aid in financing the cost of the preparation of a Community Renewal Program, designated Community Renewal Program No. Ind. R-24(CR) (herein called the "Program"); and

WHEREAS, this Public Body has given due consideration to said proposed Contract and has found it to be in the interest of this Locality to execute such Contract; and

WHEREAS this Public Body is duly authorized, under and pursuant to the Constitution and laws of the State of Indiana, to undertake and carry out the preparation of the Program.

NOW, THEREFORE, BE IT RESOLVED BY THE FORT WAYNE REDEVELOPMENT COMMISSION AS FOLLOWS:

Section 1. The pending proposed Contract, designated "Contract for Community Renewal Program, Contract No. Ind. R-24(CR)," consisting of Parts I and II, under and subject to the provisions, terms, and conditions of which the Government would make a Grant of Federal funds under Title I of the Housing Act of 1949, as amended, to this Public Body to aid in financing the cost of the preparation of the Program for the Locality of the City of Fort Wayne, County of Allen, State of Indiana, is hereby approved in all respects.

Section 2. The Executive Director of this Public Body in its behalf is hereby authorized and directed to execute said proposed Contract in two counterparts, and to forward such counterparts to the Housing and Home Finance Agency, together with two certified copies of the proceedings in connection with the adoption of this Resolution, two certified copies of this Resolution, and such other and further documents relative to the approval and execution of the Contract as may be required by the Government.

Section 3. The Executive Director of this Public Body is hereby authorized to file requisitions, together with necessary supporting documents, with the Government, from time to time as Grant funds are required, requesting payments to be made to it on account of the Grant provided for in the Contract, and to do and perform all other things and acts required to be done or performed in order to obtain such payments.

Section 4. This Resolution shall take effect immediately.

Signed: L. C. Swager  
Secretary

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

MINUTES

DATE: July 3, 1961 — Noon

PLACE: Shrine Club House Grill, 407 West Berry

MEMBERS PRESENT: P. Clarke  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: D. P. McDonald, Jr.  
M. G. Scott

STAFF PRESENT: J. R. Crozier

## REPORT OF BUDGET COMMITTEE

W. V. Sowers, chairman of the budget sub-committee, submitted the attached proposed 1962 budget. After considerable discussion, the budget was recommended for approval by W. V. Sowers, and seconded by L. C. Swager. Motion carried unanimously.

### PERSONNEL

It was reported that Carl Steffen had been employed by the Commission for approximately one year as renewal planner. It was pointed out that the onset of the Community Renewal Program, for which he would have a major responsibility, and the hiring of an additional planner, whose work he would be responsible for, would increase the scope of his duties and the complexities of his task. In recognition of this, the Commission promoted him to the position of senior planner, with a yearly salary of \$7200 (presently \$6900) effective upon the completion of his first year's work.

### ADJOURNMENT

There being no further business, the meeting adjourned at approximately 1:30 p. m.

### Proposed 1962 Budget

	<u>Actual 1961</u>	<u>Budget 1961</u>	<u>Budget 1962</u>
1 <u>SERVICES PERSONAL</u>			
Director	\$13,000.	\$ 13,000.	\$ 13,000.
Assistant Director		8,500.	8,500.
Senior Planner	7,200.		7,200.
Draftsman	5,200.		5,200.
Secretary-Bookkeeper	3,900.	4,000.	4,200.
Rehabilitation-Inspector			6,500.
Real Estate and Relocation Specialist			7,500.
Clerk-Typist			3,500.
			<u>\$ 55,600.</u>
Public Employees Retirement Fund (3%)			1,600.
12 Temporary		<u>10,000.</u>	<u>5,000.</u>
Total Services Personal	\$29,300.	\$ 35,500.	\$ 62,200.
2 <u>SERVICES CONTRACTUAL</u>			
21 <u>Communication and Transportation</u>			
212 Postage		\$ 500.	\$ 500.
214 Telephone and Telegraph		500.	500.
216 Travel Expense		1,000.	2,000.
217 Legal			2,400.
218 Appraisals			7,000.
221 Consulting Services		50,000.	15,000.
24 <u>Printing and Advertising</u>			
241 Advertising & Publication of Notice		300.	1,000.
242 Printing, other than Office Supplies		500.	3,000.
243 Photography and Blueprints		300.	500.
25 <u>Repairs</u>			
252 Repairs to Equipment		<u>200.</u>	<u>200.</u>
Total Services Contractual		\$ 53,300.	\$ 32,100.



		Budget <u>1961</u>	Budget <u>1962</u>
3	<u>SUPPLIES</u>		
33	<u>Garage and Motor</u>		
331	Gasoline	\$ 300.	\$ 300.
332	Oil	60.	60.
334	Other Garage and Motor Supplies	140.	140.
36	<u>Office Supplies</u>		
361	Official Records	100.	100.
362	Stationery	200.	400.
363	Other Office Supplies	<u>500.</u>	<u>800.</u>
	Total Supplies	\$ 1,300.	\$ 1,800.
5	<u>CURRENT CHARGES</u>		
51	Insurance, including Commissioner's Bond	\$ 500.	\$ 500.
55	Subscriptions and dues	500.	500.
56	Refund to City Treasurer for advance charge requirements 1959 and 1960	<u>24,825.</u>	<u>          </u>
	Total Current Charges	\$ 25,825.	\$ 1,000.
7	<u>PROPERTIES</u>		
721	Furniture and Fixtures	\$ 500.	\$ 1,000.
724	Motor Equipment (Auto)	2,100.	
726	Other Equipment	300.	800.
727	Real Estate		
	Funds to be used in the purchase of real estate as projects develop and/or to be accumulated in the capital fund for future redevelopment projects, including land acquisition costs and costs incidental thereto.	<u>170,000.</u>	<u>201,100.</u>
	Total Properties	\$172,900.	\$202,900.
	Total Redevelopment Commission	\$288,825.	\$300,000.

Signed: R.C. Smagen  
Secretary

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

# MINUTES

DATE: July 6, 1961, 7:30 p.m.

PLACE: Office—Department of Redevelopment

MEMBERS PRESENT: P. Clarke  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: D. P. McDonald, Jr.

STAFF PRESENT: J. R. Crozier

OTHERS PRESENT: Jerry Huddleston (Journal-Gazette)

#### APPROVALS

- a. Minutes — June 8 and June 28, 1961
- b. Monthly Balance Sheets — May 31 and June 30, 1961
- c. Vouchers (list attached)

Motion for approval: M. G. Scott. Second: W. V. Sowers. Motion passed unanimously.

#### BLAIR CONTRACT

The Redevelopment Commission authorized the executive director to sign a cost-plus contract with Blair Associates, which contains an upper limit of \$45,000 and a lower limit of \$35,000. Blair Associates will bill the Commission monthly, submitting an itemized statement in regard to the number of man-hours spent on a job, and other expenses.

#### BUDGET ACTIVITIES

The Commissioners were notified that the City Council would hear their budget request on July 17, 1961, at 7:30 p.m.

#### GREAT LAKES INSTITUTE

The executive director reported that he would be on vacation from July 10, 1961, to July 17, 1961, to attend the Great Lakes Institute. Attendance at this conference was previously authorized by the Commission. The subject of the Great Lakes Institute is, "The Social Components in Urban Affairs".

#### ADJOURNMENT

There being no further business, the meeting ajourned at approximately 8:30 p.m.

	<u>Vouchers Approved</u> <u>July 6, 1961</u>	
<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
General Telephone Company	Telephone Expense— May 11 to June 11	\$ 29.05
Hammer & Co. Associates	For completion of Stage I of economic study	4,000.00
Blair Associates	Consulting Services— Feb. 22-June 6	
	Partial Payment	4,000.00
Office Systems, Inc.	14 Thermo-Fax copies of Space Use Analysis	2.10
The Howard Company	1 DAK	4.70

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
Lincoln Graphic Corp.	Miscellaneous drafting supplies and 1 Dazor Grey Lamp	\$ 37.36
Shrex of Ft. Wayne	Miscellaneous office supplies	21.21
Addressograph-Multigraph	1 box Multigraph Masters	7.20
Ft. Wayne Blue Print	2 pads Vellum	4.40
NAHRO	Agency Membership (1961-62)	10.00
ASPO	Membership dues (1961-62)	15.00
NAHRO	Active membership (1961-62)	11.00
House and Home	1-1/3 years subscription	5.95
Lewis & Christen	1 Desk and Chair	209.15
TOTAL		\$8,357.12

Financial Statement—May 31, 1961

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
1 <u>Services Personal</u>				
11 Salaries and Wages Regular and Temporary	\$ 35,500.	\$11,350.13	\$ 24,149.87	\$ 329.97
2 <u>Services Contractual</u>				
21 <u>Communication &amp; Transportation</u>				
212 Postage	\$ 500.	\$ 46.	\$ 454.	\$
214 Telephone & Telegraph	500.	77.37	422.63	25.20
216 Travel Expense	1,000.	489.35	510.65	32.15
221 Prof. Consulting Services	50,000.	2,000.	48,000.	18,000.
24 <u>Printing and Advertising</u>				
241 Advertising & Publication of Notice	300.		300.	12.20
242 Printing, Other than Office Supplies	500.	189.94	310.06	
243 Photography & Blue Prints	300.	26.82	273.18	
25 <u>Repairs</u>				
252 Repairs to Equipment	200.	47.59	152.41	
	<u>\$ 53,300.</u>	<u>\$ 2,877.07</u>	<u>\$ 50,422.93</u>	<u>\$18,069.55</u>
3 <u>Supplies</u>				
331 Gasoline	\$ 300.	\$ 31.97	\$ 268.03	\$ 10.58
332 Oil	60.	.72	59.28	
334 Other, Garage & Motor Supplies	140.	15.92	124.08	
361 Official Records	100.		100.	
362 Stationery	200.	114.97	85.03	
363 Other Office Supplies	500.	183.86	316.14	11.56
	<u>\$ 1,300.</u>	<u>\$ 347.44</u>	<u>\$ 952.56</u>	<u>\$ 22.14</u>
5 <u>Current Charges</u>				
51 Insurance, including Commissioner's Bond	\$ 500.	\$ 375.	\$ 125.	\$
55 Subscription & dues	500.	99.49	400.51	5.95
56 Refund to City Treasurer for advance charge requirement 1959 and 1960	24,825.		24,825.	
	<u>\$ 25,825.</u>	<u>\$ 474.49</u>	<u>\$ 25,350.51</u>	<u>\$ 5.95</u>
7 <u>Properties</u>				
721 Furniture & Fixtures	\$ 500.	\$	\$ 500.	\$
724 Motor Equipment (Auto)	2,100.		2,100.	
726 Other Equipment	300.	51.45	248.55	
727 Real Estate	170,000.		170,000.	
	<u>\$172,900.</u>	<u>\$ 51.45</u>	<u>\$172,848.55</u>	<u>\$</u>
TOTALS	\$288,825.	\$15,100.58	\$273,724.42	\$18,427.61
1959 Balance	\$ 821.53			
1960 Balance	1,914.43			
Total	<u>\$2,735.96</u>			



Financial Statement—June 30, 1961

(End of 6-month period)

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>	<u>% Spent Including Incurred</u>
1 Services Personal					
11 Salaries and Wages Regular					
12 and Temporary	\$ 35,500.	\$ 13,678.11	\$ 21,821.89	\$ 629.99	40%
2 Services Contractual					
21 Communication and Transportation					
212 Postage	\$ 500.	\$ 78.	\$ 422.	\$	16%
214 Telephone and Telegraph	500.	102.57	397.43	29.05	26%
216 Travel Expense	1,000.	521.50	478.50		52%
221 Prof. Consulting Services	50,000.	2,000.	48,000.	18,000.	40%
24 Printing and Advertising					
241 Advertising and Publication of Notice	300.	12.20	287.80		4%
242 Printing, other than Office Supplies	500.	189.94	310.06		38%
243 Photography and Blueprints	300.	26.82	273.18	32.40	20%
25 Repairs					
252 Repairs to Equipment	200.	47.59	152.41		24%
	<u>\$ 53,300.</u>	<u>\$ 2,978.62</u>	<u>\$ 50,321.38</u>	<u>\$ 18,061.45</u>	
3 Supplies					
331 Gasoline	\$ 300.	\$ 31.97	\$ 268.03	\$ 10.58	14%
332 Oil	60.	.72	59.28		1%
334 Other, Garage and Motor Supplies	140.	15.92	124.08		11%
361 Official Records	100.		100.		
362 Stationery	200.	114.97	85.03	4.71	60%
363 Other Office Supplies	500.	195.42	304.58	30.30	45%
	<u>\$ 1,300.</u>	<u>\$ 359.</u>	<u>\$ 941.</u>	<u>\$ 45.59</u>	

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>	<u>% Spent Including Incurred</u>
5 <u>Current Charges</u>					
51 Insurance, including Commissioner's Bond	\$ 500.	\$ 375.	\$ 125.		75%
55 Subscription and dues	500.	99.49	400.51	76.95	35%
56 Refund to City Treasurer for advance charge requirement 1959 and 1960	<u>24,825.</u>	<u>474.49</u>	<u>24,825.</u>	<u>24,825.</u>	100%
	\$ 25,825.	\$	\$ 25,350.51	\$24,901.95	
7 <u>Properties</u>					
721 Furniture and Fixtures	\$ 500.	\$	\$ 500.	\$ 244.31	49%
724 Motor Equipment (Auto)	2,100.		2,100.	1,893.30	90%
726 Other Equipment	300.	51.45	248.55		17%
727 Real Estate	<u>170,000.</u>	<u>51.45</u>	<u>170,000.</u>	<u>2,137.61</u>	
	\$172,900.	\$	\$172,848.55	\$ 2,137.61	
TOTALS	\$288,825.	\$17,541.67	\$271,283.33	\$45,776.59	
1959 Balance	\$ 821.53				
	<u>1,914.43</u>				
	\$2,735.96				

Signed: H.C. Swager  
Secretary

Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

## MINUTES

DATE: August 3, 1961, 7:30 p.m.

PLACE: Office—Department of Redevelopment

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: M. G. Scott

STAFF PRESENT: J. R. Crozier

OTHERS PRESENT: Jerry Huddleston (Journal-Gazette)

## APPROVALS

- a. Minutes — July 3 and July 6, 1961
- b. Vouchers (list attached)

Motion for approval: L. C. Swager. Second: W. V. Sowers. Motion passed unanimously.

## CLEARANCE AND REDEVELOPMENT PROJECT

The Commission discussed seven possible sites within the central district study area. Re-uses of three of the sites were housing of different types—a low-cost housing area; a middle-income housing area (primarily for downtown office workers), and a high-income "high-rise" apartment area. Two of the projects were for commercial re-use, and two were for industrial and wholesale.

The Commission further discussed the feasibility of proceeding on the first project without federal aid, and the necessity to have support from redevelopers prior to a full-scale commitment toward actual clearance.

The Commission suggested that the executive director meet again with the physical plan and economic consultants to gather more information about the seven redevelopment projects, but primarily about the three which were considered to be of highest priority by the Commission. The three projects were the "high-rise" high-income apartment area; the middle-income apartment area, and the industrial and wholesale (primarily wholesale) area in the central district.

## ADJOURNMENT

There being no further business, the meeting adjourned at approximately 9 p. m.



Vouchers Approved  
August 3, 1961

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<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
Blair Associates	Consulting Services — Feb. 22 - July 25, 1961 Partial Payment	\$4,000.00
Industrial Photocopy	Negatives and Plate	7.25
Poinsatte Auto Sales, Inc.	1000 mile check (oil change & labor)	3.75
Lincoln Graphic Corporation	Drafting Supplies	2.70
IBM	Typewriter Ribbons	<u>12.05</u>
	TOTAL	\$4,025.75

Vouchers Approved  
July 27, 1961

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City Utilities	Depreciation charge for 1960 Rambler	\$ 291.83
General Telephone Company	Telephone expense June 11 to July 11	21.95
Lincoln Graphic Corporation	2 Negatives of CDSA Map	21.10
City Utilities	Transportation expense March 27 thru July 11	22.80
Goodyear Service Stores	1 tire	14.60
Ft. Wayne Blue Print & Supply	Miscellaneous drafting supplies	9.55
Regional Plan Association, Inc.	1 copy "Planning & Community Appearance"	3.50
ASPO	1 copy "Outrage"	1.75
City of Ft. Wayne (Gen'l. Fund)	Refund to General Fund for advance charge requirement 1959 (\$2,500) and 1960 (\$22,125)	24,625.00
Poinsatte Auto Sales, Inc.	1961 Dodge Seneca	<u>1,893.30</u>
	TOTAL	\$26,905.38

Note: The above vouchers (July 27) were approved by D. P. McDonald, Jr. on July 27, 1961; however, they did not clear the Controller's office in time to be included in the July balance sheet.

Signed: T. C. Smager  
Secretary

Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

## MINUTES

DATE: August 24, 1961, 7:30 p.m.

PLACE: Office—Department of Redevelopment

MEMBERS PRESENT: P. Clarke  
M. G. Scott  
W. V. Sowers

MEMBERS ABSENT: D. P. McDonald, Jr. (out-of-city)  
L. C. Swager (out-of-city)

STAFF PRESENT: J. R. Crozier

## APPROVALS

a. Vouchers (list attached)

Motion for approval: M. G. Scott. Second: W. V. Sowers. Motion passed unanimously.

## SELECTION OF FIRST PROJECT

The Commission discussed the procedures involved in moving ahead on the first project. After considerable discussion it was agreed that if a satisfactory site plan for the project were developed and properly reviewed, if the feasibility report of the economic consultant was satisfactory, and if the project fitted-in with the over-all design of the central district, that these would be sufficient reasons for the Commission to make public its designation of a first project. It was pointed out that redeveloper support would still have to be generated before actual land acquisition and demolition would go ahead.

The Commission also discussed how the information would be released, and tentatively agreed that the property owners, the Plan Commission, the Mayor, City Council and Trustees would be informed of the Commission's intentions and procedures immediately prior to the release of a project.


The next meeting of the Commission was tentatively set for Thursday, August 31, 1961. The executive director reported that he would attempt to have all the material necessary for a decision as to the first project at that meeting, and that he would also attempt to have representatives of the planning consultants and the economic consultants attend.

The Commission authorized a trip by the executive director to Washington, D. C. over the August 26th weekend to work with Hammer and Company and Blair Associates on Project I.

## ADJOURNMENT

There being no further business, the meeting adjourned at approximately 9:15 p.m.

Signed: \_\_\_\_\_

  
President

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
A. N. Smith, Postmaster	Postage	\$ 20.00
General Telephone Company	Telephone expense July 11 - Aug. 11	17.20
City Utilities	Charges for extension 286 Jan. 1 thru July 31 (\$45.50)	55.39
James R. Crozier	Transportation expense (\$9.89) Travel expense to Indianapolis July 27-28, 1961	22.05
Standard Oil Company	Gasoline (trip to E. Lansing and Grand Rapids May 23-24 and Lake Geneva July 9-14)	8.04
Poinsatte Auto Sales Co.	Brake Repair	15.30
Bill-Mar Paint & Color Co.	Drafting Supplies	6.00
Lincoln Graphic Corporation	Drafting Supplies	8.50
Superintendent of Documents	Document coupons	20.00
American Institute of Planners	Membership Dues 1961-62	<u>35.00</u>
	TOTAL	\$207.48

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

### MINUTES

DATE: August 31, 1961, 7:30 p.m.

PLACE: Office—Department of Redevelopment

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
L. C. Swager

MEMBERS ABSENT: W. V. Sowers

STAFF PRESENT: J. R. Crozier

OTHERS PRESENT: Jerry Huddleston (Journal-Gazette)  
Stuart W. Stein (Blair Associates)

### SELECTION OF FIRST PROJECT

The executive director reviewed the steps that had led the Commission to active consideration of the first project. He reported that approximately three weeks ago seven proposed projects were brought to the Commission's attention, and that after considerable discussion four of the projects were eliminated. He explained that the three projects selected for additional study were reviewed by the economic consultants, the physical planning consultants and the executive director at Providence, Rhode Island on August 10-11. Subsequently, the Commission reviewed the three projects in light of the consultants' opinions and tentatively selected the Three Rivers Project for further study.

The Three Rivers Project was then studied by the economic consultants, the physical planning consultants and the executive director in Washington,



D. C. on August 26-27. As a result of this review, the economic consultants prepared a report indicating the feasibility of the project from the private developer's and Commission's viewpoints. The planning consultants studied the project in relation to the downtown plan presently being prepared. The purpose of this meeting was to review the economic feasibility report, the executive director's recommendations as to further steps on the project, and the comments of Stuart Stein, of Blair Associates, as to the planning of the proposed project.

The executive director submitted an Information Bulletin to the Commission which was discussed in some detail and modified. It was then decided that the Information Bulletin would furnish the background for a news release on the story, but that further thought should be given to what information should be presented first in the news story.

Stuart Stein showed a traffic circulation map and a tentative land use plan. The circulation map showed how the project would be related to new proposed road patterns, and the land use plan illustrated how the project would fit-in with other proposed projects for the downtown area.

The Commission decided to review the information presented and to meet again on Tuesday, September 5, 1961, to make a final decision on the selection of the first project.

#### ADJOURNMENT

There being no further business, the meeting adjourned at approximately 9:45 p. m.

Signed: L. C. Swager  
Secretary

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

#### MINUTES

DATE: September 5, 1961, 1 p. m.

PLACE: Office—Department of Redevelopment

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
L. C. Swager

MEMBERS ABSENT: W. V. Sowers

STAFF PRESENT: J. R. Crozier

#### SELECTION OF FIRST PROJECT

The Commissioners discussed and reviewed the material that had been submitted to them at the previous meeting. A resolution was then introduced by D. P. McDonald, Jr. and seconded by M. G. Scott, as follows:

## RESOLUTION

On the basis of the continuing staff study of downtown project opportunities, procedures, the feasibility report of its economic consultants, the recommendation of its physical planning consultants, and the series of meetings and discussions with its consultants and staff, the Commission would:

1. In accordance with Indiana law, secure three independent real estate appraisals of the property bounded by the Nickel Plate elevation, Columbia Street, Lafayette Street and the St. Marys and Maumee Rivers.
2. Contact potential redevelopers for the property, and
3. Secure reliable estimates of gross and net project costs.

These steps were to be taken because the Three Rivers Project appears to be economically feasible, would be an excellent first project for downtown redevelopment, and would also supply a facility not presently found in the metropolitan area.

The proposed redevelopment of the property for a motel and "high and low-rise" apartments would take advantage of the natural beauty of the site and its historic significance.

The motion was passed unanimously.

The Commission directed that the news release concerning the project be released after every effort had been made to talk to the six property owners in the area, and that telephone calls to the property owners should be followed by a letter stating the position of the Commission.

## ADJOURNMENT

There being no further business, the meeting adjourned at approximately 2:15 p. m.

Signed: \_\_\_\_\_

*L. C. Swager*  
Secretary

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

## MINUTES

DATE: September 14, 1961, 7:30 p. m.

PLACE: Office—Department of Redevelopment

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: M. G. Scott

STAFF PRESENT: J. R. Crozier

### APPROVALS

- a. Minutes — August 3, 24, 31 and September 5, 1961
- b. July Balance Sheet
- c. Vouchers (lists attached)

Motion: W. V. Sowers. Second: L. C. Swager. Motion passed unanimously.

### THREE RIVERS PROJECT

The Commissioners approved retaining an appraiser for the first acquisition appraisal. The executive director was authorized to negotiate with appraisers and obtain proposals. Motion: W. V. Sowers. Second: D. P. McDonald, Jr. Motion passed unanimously.

The Commission authorized the hiring of a part-time draftsman for a limited period of time in order to develop maps and other material needed to develop an estimate of project costs.

### COMMUNITY RENEWAL PROGRAM

In connection with the financial administration of the Community Renewal Program, three separate actions were taken by the Commission:

- a. The Department of Redevelopment would keep the accounting records of the federal financial grant.
- b. Funds received from the federal government would be transmitted to the City Controller for deposit in the Community Renewal Program Account.
- c. The City Controller and City Treasurer would sign and countersign all checks against the Community Renewal Program Account.

### MEMBERSHIP—CHAMBER OF COMMERCE

D. P. McDonald, Jr. moved that the Redevelopment Commission pay individual membership in the Chamber of Commerce for the executive director. Motion was seconded by W. V. Sowers and passed unanimously.

### ADJOURNMENT

There being no further business, the meeting adjourned at approximately 9 p. m.

#### Vouchers Approved September 14, 1961

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
James R. Crozier	Travel expense to Washington, D. C. August 25-27	\$ 138.70
Blair Associates	Consulting Services—Partial Payment	6,000.00
The Howard Company	Film and film processing	3.35
Technika, Inc.	Film processing	33.00
City Utilities	Transportation expense July 31 thru August 26	6.44



<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
Poinsatte Auto Sales, Inc.	Oil change, lubrication, etc.	\$ 5.75
Shrex of Fort Wayne	Miscellaneous office supplies	11.82
NAHRO	Agency Membership—Renewal	50.00
	Service for period Sept. 1961-62	
TOTAL		\$6,249.06

Community Renewal Program Account (Ind. R-24)  
Vouchers Approved—September 14, 1961

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
Ft. Wayne Blue Print & Supply	Misc. drafting supplies	\$ 5.50
R. P. Evans Company	Accounting Supplies	13.70
Ind. Stamp & Seal Company	2 rubber stamps	3.80
Lincoln Graphic Corp.	Reproductions and misc. draft- ing supplies	59.47
James R. Crozier	Travel Expense to Chicago June 23 and Aug. 4, 1961	47.60
TOTAL		\$130.07

Financial Statement—July 31, 1961

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
1 <u>Services Personal</u>				
11 <u>Salaries and Wages Regular</u>				
12 and Temporary	\$ 35,500.	\$16,198.09	\$ 19,301.91	\$ 760.98
2 <u>Services Contractual</u>				
21 <u>Communication &amp; Transportation</u>				
212 Postage	\$ 500.	\$ 78.00	\$ 422.	\$
214 Telephone & Telegraph	500.	131.62	368.38	21.95
216 Travel Expense	1,000.	521.50	478.50	
221 Prof. Consulting Services	50,000.	10,000.	40,000.	14,000.*
24 <u>Printing and Advertising</u>				
241 Advertising & Publication of Notice	300.	12.20	287.80	
242 Printing, other than office supplies	500.	189.94	310.06	
243 Photography and Blueprints	300.	33.62	266.38	28.35
25 <u>Repairs</u>				
252 Repairs to Equipment	200.	47.59	152.41	
	\$ 53,300.	\$11,014.47	\$ 42,285.53	\$14,050.30
3 <u>Supplies</u>				
331 Gasoline	\$ 300.	\$ 31.97	\$ 268.03	\$ 30.73
332 Oil	60.	.72	59.28	2.72
334 Other, garage & motor supplies	140.	15.92	124.08	16.35
361 Official Records	100.		100.	
362 Stationery	200.	119.68	80.32	
363 Other Office Supplies	500.	225.72	274.28	24.30
	\$ 1,300.	\$ 394.01	\$ 905.99	\$ 74.10
5 <u>Current Charges</u>				
51 Insurance, including Commissioner's Bond Premium	\$ 500.	\$ 375.	\$ 125.	\$
55 Subscription and dues	500.	141.44	358.56	60.25
56 Refund to City Treasurer for advance charge requirement 1959 and 1960	24,825.		24,825.	24,625.
57 Rental and Depreciation Fees				**291.83
	\$ 25,825.	\$ 516.44	\$ 25,308.56	\$24,977.08

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
7 <u>Properties</u>				
721 Furniture and Fixtures	\$ 500.	\$ 244.31	\$ 255.69	\$
724 Motor Equipment (Auto)	2, 100.		2, 100.	1, 893.30
726 Other Equipment	300.	51.45	248.55	
727 Real Estate	170,000.		170,000.	
	<u>\$172,900.</u>	<u>\$ 295.76</u>	<u>\$172,604.24</u>	<u>\$ 1,893.30</u>
TOTALS	\$288,825.	\$28,418.77	\$260,406.23	\$41,755.76
1959 Balance	\$ 821.53			
1960 Balance	1,914.43			
	<u>\$2,735.96</u>			

\* Includes Hammer Contract only.

\*\* Funds are in the process of being transferred to cover this expenditure.

Signed: L. C. Swager  
Secretary

Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

#### MINUTES

DATE: September 28, 1961, 7:30 p.m.

PLACE: Office—Department of Redevelopment

MEMBERS PRESENT: P. Clarke  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: D. P. McDonald, Jr.

STAFF PRESENT: J. R. Crozier

OTHERS PRESENT: L. F. Blair) Blair Associates  
S. W. Stein)

#### ACQUISITION APPRAISALS

After a report from the executive director, the Commission voted to retain Carl D. Light to perform the first acquisition appraisal of the properties within the Three Rivers Project. It was reported that the charge for this service would be at a rate of \$100 per day and that the maximum charge would be approximately \$600.

#### REPORT ON CENTRAL DISTRICT PLAN

Lachlan Blair reported to the Commission on various plans and studies that his firm had made. He displayed maps illustrating major street proposals, land use proposals and also showed suggested locations for proposed major developments.

It was reported that the plans prepared by Blair Associates would be subject to further local review and to the review of the economic consultants; the Commission would review the plan on November 2, and again on November 23 with the tentative aim of approving the plan at the end of November or early in December.

#### ADJOURNMENT

There being no further business, the meeting adjourned at approximately 9:15 p. m.

Signed: Leon C. Swager  
Secretary

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

#### MINUTES

DATE: October 5, 1961, 7:30 p. m.

PLACE: Office—Department of Redevelopment

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: None

STAFF PRESENT: J. R. Crozier

OTHERS PRESENT: Jerry Huddleston (Journal-Gazette)

#### APPROVALS

- a. Minutes — September 14, 28, 1961
- b. August Balance Sheet
- c. Vouchers (lists attached)

Motion for approval: L. C. Swager. Second: D. P. McDonald, Jr.  
Motion passed unanimously.

#### ADMINISTRATIVE MEMORANDUM

The following was adopted by the Redevelopment Commission as an Administrative Memorandum concerning personnel policies relating to the employment of Commission personnel with Federal funds. The memorandum and its contents are made necessary by a requirement of the Urban Renewal Administration



Community Renewal Program (Ind. R-24)  
Administrative Management

The purpose of this memorandum is to establish general procedures for administrative practices in connection with the Community Renewal Program of the Fort Wayne Redevelopment Commission.

Personnel

Position:           Renewal Planner

Qualifications: Bachelor's degree in city planning or degree in allied field with one-year's experience in planning or renewal.

Yearly Rate:       \$6,000; \$6,400 after 6 months of satisfactory service.

The salary level for this position has been related to a planner's position with the Fort Wayne City Plan Commission. Both jobs are similar in scope and in responsibilities.

Normal work week is from Monday to Friday, 8:30 a.m. to 5 p.m. with one hour for lunch. Occasional overtime may be found necessary, but is considered part of the job and ordinarily no justification exist for overtime pay. Under unusual circumstances compensating time-off may be granted for extraordinary overtime performance.

Salary levels and staff positions for Redevelopment Commission personnel have been listed on the Community Renewal Program application. These specified services shall be donated by the Commission. Donated services shall be fully documented.

Leave

The following policies concerning leave and vacation are those observed by the Fort Wayne City Plan Commission and by most other civil city agencies, and are similar to those observed by City Utilities personnel:

Holidays: The staff of the Redevelopment Commission shall observe those holidays observed by civil city employees.

Vacations: After completing 12 months of continuous service, an employee shall receive two weeks of paid vacation. If not utilized within the next 12 months, the vacation period shall lapse. If a paid holiday occurs during the vacation period, it shall not be counted as part of the vacation period.

Sick Leave: Sick leave shall accrue to each salaried employee at the rate of ten (10) days per year. As a procedural matter, sick leave shall be computed on the basis of five-sixths (5/6) days per month, a month being considered as thirty (30) days for such purposes. Sick leave not used shall accumulate, except that the accumulation shall not exceed ninety (90) days. No payment for unused sick leave shall be made.

Travel

The official practice in the City of Fort Wayne is to reimburse employees for travel expenses. This policy has been utilized by the Redevelopment Commission in the past and is made part of this memorandum. In connection with travel expenditures, and in accordance with Section 41-3-5

of the Urban Renewal Manual, the travel expenses of applicants for positions, moving expenses of new employees, meetings, conventions and conferences are not eligible costs.

All trips from which travel expense vouchers will originate shall be predetermined and authorized by the executive director. Request for repayment of travel expenses will be made on official forms of the Fort Wayne Redevelopment Commission and documented with receipts as noted on the form. The forms used by the Redevelopment Commission will be the same as those used by the Civil City of Fort Wayne.

#### Miscellaneous

No Community Renewal Program funds will be used for publications, periodicals and newspapers, nor will any funds be used for expenses for meetings and food cost in connection with business meetings of the Redevelopment Commission.

#### Hatch Act

Employees of the Fort Wayne Redevelopment Commission, whose salary is paid from the Community Renewal Program account, will have their political activities restricted in accordance with the Hatch Act of the United States. These restrictions prohibit (1) active participation in political management or in political campaigns, (2) coercing, attempting to coerce, commanding, or advising any member of the Redevelopment Commission to contribute anything of value to any party, committee, organization, agency or person for political purposes, and (3) the use of official authority or influence for the purpose of interfering with an election or nomination for office or affecting results therefrom.

#### HANNA-CREIGHTON AREA

It was reported to the Commission that a field representative from URA would visit Fort Wayne on October 10 to specifically discuss the Hanna-Creighton General Neighborhood Renewal Plan.

#### WORKABLE PROGRAM

It was reported that the Workable Program was due for recertification, and that the Program would be prepared by Hochderffer, Jones and Crozier in the same manner that they had prepared last year's Program and that it would be submitted to the City Council and to the Mayor for their approval in October.

#### THREE RIVERS PROJECT—RE-USE APPRAISALS

The executive director reported that the acquisition appraisal was proceeding on the Three Rivers Project and that other project costs were presently being estimated in co-operation with other city departments. He explained that a re-use appraisal, an estimate of what private developers would pay for the project, was now needed to give a reasonable estimate of net cost. After considerable discussion, it was decided to contact re-use appraisal firms to obtain a specific proposal for a re-use appraisal. The re-use appraisal obtained would be one of the three required by Indiana redevelopment law in connection with the eventual sale of the project land.

#### ADJOURNMENT

There being no further business, the meeting adjourned at approximately 9:10 p. m.

Vouchers Approved  
October 5, 1961

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
City Utilities	Charge for Ext. 286—Aug.	\$ 6.50
General Telephone Co.	Telephone Expense	
	Aug. 11 to Sept. 11	29.50
Hammer & Co. Assoc.	For completion of Stage II	
	of economic study of CD	5,000.00
Airgo, Inc.	Aerial photos of Three Rivers	
	Project (Plane rental)	17.55
The Howard Company	Films and film processing	3.75
Lincoln Graphic Corp.	Sepia of CDSA, and misc.	
	drafting supplies	8.48
Shrex of Ft Wayne	Misc. office supplies	6.51
Chamber of Commerce	Membership dues for 10/1/61	
	to 10/1/62	40.00
NAHRO	Advance registration for NAHRO	
	Conference 10/29 to 11/1	20.00
	TOTAL	\$5,132.29

Community Renewal Program Account (Ind. R-24)  
Vouchers Approved — October 5, 1961

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
Lincoln Graphic Corp.	Misc. drafting supplies	\$ 28.50
City of Ft. Wayne—	To repay advanced funds	1,269.18
Gen'l. Fund		
Public Employees Retirement Fund	O.A.S.I. Withholdings	21.42
Director of Internal Revenue	F.I.C.A. Withholdings	49.98
Gross Income Tax Div.	Ind. Gross Withholdings	5.90
	TOTAL	\$1,374.98

NOTE: Due to an error, vouchers for O.A.S.I., F.I.C.A. and Ind. Gross Withholdings have been cancelled. New vouchers will be issued.

Financial Statement—August 31, 1961

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
1 <u>Services Personal</u>				
11 Salaries and Wages Regular				
12 and Temporary	\$ 35,500.	\$18,741.15	\$ 16,758.85	\$ 1,156.
2 <u>Services Contractual</u>				
21 <u>Communication and Transportation</u>				
212 Postage	\$ 500.	\$ 98.	\$ 402.	\$
214 Telephone and Telegraph	500.	216.27	283.73	
216 Travel Expense	1,000.	543.55	456.45	138.70
221 Prof. Consulting Services	50,000.	14,000.	36,000.	14,000.*



		<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
24	<u>Printing and Advertising</u>				
	241 Advertising & Publication of Notice	\$ 300.	\$ 12.20	\$ 287.80	\$
	242 Printing, other than Office Supplies	500.	189.94	310.06	
	243 Photography and Blueprints	300.	61.97	238.03	2.25
25	<u>Repairs</u>				
	252 Repairs to Equipment	200.	47.59	152.41	
		<u>\$ 53,300.</u>	<u>\$ 15,169.52</u>	<u>\$ 38,130.48</u>	<u>\$ 14,140.95</u>
3	<u>Supplies</u>				
	331 Gasoline	\$ 300.	\$ 71.98	\$ 228.02	\$ 11.19
	332 Oil	60.	3.44	56.56	
	334 Other, Garage & Motor Supplies	140.	47.57	92.43	5.75
	361 Official Records	100.		100.	
	362 Stationery	200.	119.68	80.32	
	363 Other Office Supplies	500.	264.52	235.48	11.82
		<u>\$ 1,300.</u>	<u>\$ 507.19</u>	<u>\$ 792.81</u>	<u>\$ 28.76</u>
5	<u>Current Charges</u>				
	51 Insurance, including Commissioner's				
	Bond Premium	\$ 500.	\$ 375.	\$	\$
	Transferred from Acct. #51 to Acct. #57	-91.83		33.17	
	55 Subscriptions and Dues	500.	201.69	298.31	50.00
	56 Refund to City Treasurer for advance				
	charge requirement 1959 and 1960	24,825.	24,625.		
	Transferred from Acct. #56 to Acct. #57	-200.		-0-	
	57 Rental and Depreciation Fees	291.83	291.83	-0-	
		<u>\$ 25,825.</u>	<u>\$ 25,493.52</u>	<u>\$ 331.48</u>	<u>\$ 50.00</u>
7	<u>Properties</u>				
	721 Furniture and Fixtures	\$ 500.	\$ 244.31	\$ 255.69	\$
	724 Motor Equipment (Auto)	2,100.	1,893.30	206.70	
	726 Other Equipment	300.	51.45	248.55	
	727 Real Estate	170,000.		170,000.	
		<u>\$ 172,900.</u>	<u>\$ 2,189.06</u>	<u>\$ 170,710.94</u>	<u>\$</u>
	TOTALS	\$288,825.	\$62,100.44	\$226,724.56	\$15,375.71

1959 Balance \$ 821.53  
1960 Balance 1,914.43  
\$2,735.96

\* Includes Hammer Contract only.

Signed: Leon C. Smager  
Secretary

Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

## MINUTES

DATE: October 12, 1961, 7:30 p.m.

PLACE: Office—Department of Redevelopment

MEMBERS PRESENT: P. Clarke  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: D. P. McDonald, Jr.

STAFF PRESENT: J. R. Crozier

OTHERS PRESENT: Jerry Huddleston (Journal-Gazette)

## APPROVALS

a. Vouchers (list attached)

Motion: L. C. Swager. Second: W. V. Sowers. Motion passed unanimously.

## ACQUISITION APPRAISAL—THREE RIVERS PROJECT

The Commission received the acquisition appraisal prepared by Carl D. Light for the Three Rivers Project. This is the first of the three required acquisition appraisals to be prepared. It was noted that the Indiana redevelopment law requires that the appraisals be kept confidential.

## VISIT FROM URA

It was reported that a field representative and a representative of the planning section of the Urban Renewal Administration were in the city on October 10-11 to discuss the proposed Hanna-Creighton Neighborhood Renewal Plan and progress on the Community Renewal Plan. The Federal officials commented favorably on the Neighborhood Renewal Plan and on the progress made on the Community Renewal Program.

## ADJOURNMENT

There being no further business the meeting adjourned at approximately 8:45 p.m.

### Community Renewal Program Account Ind. R-24 (CR) Vouchers Approved — October 12, 1961

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
R. P. Evans Company	Ledger Sheets	\$ 5.20
Director of Internal Revenue	Quarterly withholdings	57.56
Gross Income Tax Div.	Quarterly withholdings	5.90
	TOTAL	\$68.66

Signed: Leon C. Swager

Secretary

Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

## MINUTES

DATE: October 19, 1961, 7:30 p. m.

PLACE: Office—Department of Redevelopment

MEMBERS PRESENT: P. Clarke  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: D. P. McDonald, Jr. (out-of-city)

STAFF PRESENT: J. R. Crozier

OTHERS PRESENT: Jerry Huddleston (Journal-Gazette)

## APPROVALS

a. Vouchers (list attached)

Motion: M. G. Scott. Second: L. C. Swager. Motion passed unanimously.

## NEIGHBORHOOD RENEWAL PLAN

The Commissioners were advised that on October 18, 1961, the Urban Renewal Administration had authorized the filing of an application for the Hanna-Creighton Neighborhood Renewal Plan.

A Resolution was introduced authorizing the filing of this application. L. C. Swager moved that it be approved. Motion was seconded by W. V. Sowers and passed unanimously. Said Resolution is attached hereto and made part of these minutes.

## RE-USE APPRAISALS—THREE RIVERS PROJECT

The Commission approved the proposal submitted by Mid-American Appraisal Corporation for the second acquisition and the first re-use appraisal of the Three Rivers Project.

## ADJOURNMENT

There being no further business the meeting adjourned at approximately 9 p. m.

### Vouchers Approved October 19, 1961

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
Carl D. Light, Realtor	Appraisal of property—Three Rivers Project	\$500.00
Lincoln Graphic Corp.	Sepias—Three Rivers	14.70
Standard Oil Company	Gasoline	13.69
D. P. McDonald, Jr.	Expenses incurred in connection with visit by URA officials 10/10/61	<u>10.75</u>
	TOTAL	\$539.14



RESOLUTION OF FORT WAYNE REDEVELOPMENT COMMISSION  
APPROVING UNDERTAKING OF GENERAL NEIGHBORHOOD RENEWAL PLAN  
AND FILING OF APPLICATION FOR FEDERAL ADVANCE OF FUNDS

WHEREAS, under Title I of the Housing Act of 1949, as amended, the Housing and Home Finance Administrator is authorized to extend financial assistance to localities in the elimination and prevention of the spread of their slums and urban blight through the planning and undertaking of urban renewal projects; and

WHEREAS, under Section 102(d) of Title I, the Housing and Home Finance Administrator may make advances of funds for the preparation of General Neighborhood Renewal Plans for urban renewal areas of such scope that the urban renewal activities therein may have to be carried out in stages over a period of not more than 10 years; and

WHEREAS it is desirable and in the public interest that the Fort Wayne Redevelopment Commission prepare such a General Neighborhood Renewal Plan presently estimated to cost Forty-nine Thousand, Two Hundred and Fifty Dollars (\$49,250) in that certain area, proposed as an Urban Renewal Area, situated in the City of Fort Wayne, County of Allen, and State of Indiana, and described as follows:

An approximately 149-acre tract bounded on the north by the Pennsylvania Railroad; on the east by South Anthony Boulevard; on the south by Creighton Avenue, and on the west by Hanna Street.

NOW, THEREFORE, BE IT RESOLVED by the Fort Wayne Redevelopment Commission as follows:

1. That the proposed Urban Renewal Area described above is an area of such scope that it is estimated that the urban renewal activities therein may have to be carried out in stages over a period of not more than 10 years.

2. That the undertaking by the Fort Wayne Redevelopment Commission of the preparation of a General Neighborhood Renewal Plan for the proposed Urban Renewal Area described above is hereby approved.

3. That it is the intention of this body to undertake an urban renewal project promptly upon completion of the General Neighborhood Plan and the preparation of an urban renewal plan for such project, which project shall embrace at least 10 per cent of the Urban Renewal Area and shall be of the character contemplated by Section 110(c) of Title I.

4. That it is cognizant of the conditions that are imposed in the undertaking and carrying out of such urban renewal projects with Federal financial assistance under Title I, including the requirements that a General Neighborhood Renewal Plan conform to the Workable Program of the community, as set forth in Section 101(c) of Title I, and to a general plan of the locality as a whole, as well as those with respect to the relocation of site occupants and the provisions of local grants-in-aid.

5. That the filing of an application by the Fort Wayne Redevelopment Commission for an advance of funds from the United States in an amount not to exceed Forty-nine Thousand, Two Hundred and Fifty Dollars (\$49,250) for the preparation of a General Neighborhood Renewal Plan for the Urban Renewal Area described above is hereby approved and that the executive director is hereby authorized and directed to execute and file such application with the Housing and Home Finance Administrator and to provide such additional information and to furnish such documents as may be required by said Administrator and to act as the authorized representative of the Fort Wayne Redevelopment Commission.

Signed: Leon C. Swager  
Secretary

Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

## MINUTES

DATE: November 30, 1961, 7:30 p.m.

PLACE: Office—Department of Redevelopment

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
L. C. Swager

MEMBERS ABSENT: W. V. Sowers (out-of-city)

STAFF PRESENT: J. R. Crozier

## APPROVALS

a. Minutes — October 5, 12 and 19, 1961

Motion: L. C. Swager. Second. M. G. Scott. Motion passed unanimously.

## ECONOMIC STUDY

It was reported that a representative of Hammer and Company would be in Fort Wayne on December 28, 1961 to informally present the economic study to the Commission. The intent of the meeting is to allow the Commissioners sufficient opportunity to review the economic report prior to its publication.

## FURTHER DISCUSSION—PHYSICAL PLAN

It was reported that Stuart Stein of Blair Associates, would be in Fort Wayne on December 7, 1961 to informally present work on the downtown physical plan to the Commission.

## ACQUISITION APPRAISAL

The second acquisition appraisal of the Three Rivers Project has been received from Mid-America Appraisal Corporation and is now being reviewed by the redevelopment staff.

It was recommended that the third acquisition appraisal be sought, and the executive director was authorized to contact James Harding to determine upon what terms he would make the appraisal. If appropriate terms could be arranged, Mr. Harding would be retained.

## MARKETABILITY REPORT—THREE RIVERS PROJECT

The executive director reported that there had been considerable interest from potential redevelopers of the Three Rivers Project and that most of the redevelopers wanted specific information concerning the relative marketability of the various re-uses proposed. For instance: specific information on the number of apartment units, rental levels and occupancy ratios; the competitive potential of other motel units, their rate structure and occupancy ratios have been requested.

Although the economic study of downtown presents this information in general terms, it had not been related specifically to the Three Rivers Project. A quotation of \$500 for the preparation of a marketability report had been received from Mid-America Appraisal Corporation.

The executive director was directed to obtain an estimate from Hammer and Company as to the cost of their doing the marketability study. If this estimate far exceeded that of Mid-America, he was authorized to retain Mid-America Appraisal Corporation.

#### ADJOURNMENT

There being no further business, the meeting adjourned at approximately 8:50 p. m.

#### Vouchers Approved November 10, 1961

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
James R. Crozier	Travel Expense—Washington Oct. 28 - Nov. 1	\$ 191.07
A. N. Smith, Postmaster	Postage	40.00
General Telephone Co.	Telephone Expense—Sept. 11 to Oct. 11	21.25
City Utilities	Telephone, gas, oil, parts (car), and supplies	62.36
Blair Associates	Partial payment—Physical Plan	5,000.00
Industrial Photocopy	Negative and Plate— Three Rivers	10.35
The Howard Company	Film processing	2.14
Lincoln Graphic Corporation	Sepias, drafting supplies and equipment	46.88
Poinsatte Auto Sales, Inc.	Repairs	5.90
Fisher Bros. Paper Co.	Cardboard for drafting room	4.34
Int'l. Business Machines	Ribbons and carbon paper	16.67
NAHRO	1961-62 Housing and Urban Renewal Directory	4.00
McGraw-Hill Book Company	1 copy Real Estate (Ratcliff)	<u>7.79</u>
	TOTAL	\$5,412.75

#### Community Renewal Program Account - Ind. R-24(CR) Vouchers Approved — November 10, 1961

Lincoln Graphic Corporation	Sepias and Supplies	\$ 18.95
Bill-Mar Paint & Color Co.	Drafting Supplies	14.90
Lincoln Graphic Corporation	Drafting Supplies	<u>12.30</u>
(approved Nov. 24)		
	TOTAL	\$ 46.15

#### Vouchers Approved November 24, 1961

General Telephone Company	Telephone Expense—Oct. 11 to Nov. 11	\$ 19.35
James R. Crozier	Travel Expense, Chicago, Nov. 8	19.82
City Utilities	Gasoline	3.68
Brubaker Reproductions	Paper for Blueprint Room	<u>21.20</u>
	TOTAL	\$ 64.05

Note: The above vouchers were approved by D. P. McDonald, Jr.

Signed: Leon C. Smager  
Secretary



Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

MINUTES

DATE: December 7, 1961, 7:30 p.m.

PLACE: Office—Department of Redevelopment

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: None

STAFF PRESENT: J. R. Crozier  
W. A. Schacht  
C. H. Steffen

OTHERS PRESENT: Jerry Huddleston (Journal-Gazette)  
S. W. Stein (Blair Associates)

APPROVALS

- a. Minutes — November 30, 1961
- b. Vouchers
- c. Monthly Balance Sheets — September, October and November

Motion: W. V. Sowers. Second: M. G. Scott. Motion passed unanimously.

MEETINGS SCHEDULED

The Commission decided to postpone the review of the Hammer report until January. The meeting scheduled for this purpose on December 28 was cancelled.

The next meeting of the Commission will be the Annual Meeting on Tuesday, January 2, 1962 at noon in the Chamber of Commerce.

The Commissioners were reminded of the joint meeting with the Trustees scheduled for Thursday, January 4, 1962 at noon in the Chamber of Commerce.

The next regular meeting of the Commission will be Thursday, January 4, 1962 at 7:30 p.m. in the offices of the Department of Redevelopment.

ADJOURNMENT

There being no further business, the meeting adjourned at approximately 8:15 p.m.

Community Renewal Program Account - Ind. R-24(CR)  
Vouchers Approved — December 7, 1961

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
Lincoln Graphic Corporation	Drafting Supplies	\$9.00

Vouchers Approved  
December 7, 1961

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
City Utilities	Charge for extension 286	\$ 6.50
James R. Crozier	Travel expense to Detroit Nov. 26-28 to attend 1961 Annual AIP Conference	64.10
Wayne A. Schacht	" " "	59.70
Carl H. Steffen	" " "	63.45
Blair Associates	Partial Payment — Physical Plan	5,000.00
Mid-America Appraisal Corporation	Second acquisition appraisal Three Rivers Project	750.00
The Howard Company	Film, slide processing, filter and adapter ring	9.05
Shrex of Fort Wayne	Misc. office supplies	16.20
Office Systems, Inc.	Thermo-fax machine and and supplies	232.77
	TOTAL	\$6,201.77

Financial Statement — September 30, 1961

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
1 <u>Services Personal</u>				
11 Salaries and Wages Regular				
12 and Temporary	\$35,500.	\$22,422.94	\$ 13,077.06	\$
2 <u>Services Contractual</u>				
21 <u>Communication and Transportation</u>				
212 Postage	\$ 500.	\$ 98.00	\$ 402.00	\$
214 Telephone and Telegraph	500.	216.27	283.73	36
216 Travel Expense	1,000.	682.25	317.75	
221 Prof. Consulting Services	50,000.	20,000.00	30,000.00	14,000 *
24 <u>Printing and Advertising</u>				
Advertising and Publication of Notice	300.	12.20	287.80	
242 Printing, other than Office Supplies	500.	189.94	310.06	
243 Photography and Blueprints	300.	98.32	201.68	23.20
25 <u>Repairs</u>				
252 Repairs to Equipment	200.	47.59	152.41	
	\$53,300.	\$21,344.57	\$ 31,955.43	\$14,059.20
3 <u>Supplies</u>				
331 Gasoline	\$ 300.	\$ 78.42	\$ 221.58	\$ 13.69
332 Oil	60.	5.44	54.56	
334 Other, Garage and Motor Supplies	140.	51.32	88.68	
361 Official Records	100.		100.00	
362 Stationery	200.	126.68	73.32	3.36
363 Other Office Supplies	500.	269.34	230.66	7.98
	\$ 1,300.	\$ 531.20	\$ 768.80	\$ 25.03
5 <u>Current Charges</u>				
51 Insurance, including Commissioner's Bond Premium	\$ 500.	\$ 375.00	\$	\$
Transferred from Acct. #51 to Acct. #57	-91.83		33.17	
55 Subscriptions and Dues	500.	251.69	248.31	60.00
56 Refund to City Treasurer for advance charge requirement 1959 and 1960	24,825.	24,625.00		
Transferred from Acct. #56 to Acct. #57	-200.		-0-	
57 Rental and Depreciation Fees	291.83	291.83	-0-	
	\$25,825.	\$25,543.52	\$ 281.48	\$ 60.00

\* Includes Hammer Contract only.

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
7 <u>Properties</u>				
721 Furniture and Fixtures	\$ 500.	\$ 244.31	\$ 255.69	\$
724 Motor Equipment (Auto)	2,100.	1,893.30	206.70	
726 Other Equipment	300.	51.45	248.55	
727 Real Estate	170,000.		170,000.00	
	<u>\$172,900.</u>	<u>\$ 2,189.06</u>	<u>\$170,710.94</u>	<u>\$</u>
TOTALS	\$288,825.	\$72,031.29	\$216,793.71	\$14,144.23
1959 Balance	\$ 821.53			
1960 Balance	1,914.43			
	<u>\$2,735.96</u>			

Financial Statement — October 31, 1961

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
1 <u>Services Personal</u>				
11 Salaries and Wages Regular				
12 and Temporary	\$ 35,500.	\$24,839.34	\$ 10,660.66	\$ 227.68
2 <u>Services Contractual</u>				
21 <u>Communication and Transportation</u>				
212 Postage	\$ 500.	\$ 98.00	\$ 402.00	\$
214 Telephone and Telegraph	500.	252.27	247.73	27.75
216 Travel Expense	1,000.	693.00	307.00	
221 Prof. Consulting Services	50,000.	25,500.00	24,500.00	9,000.00*
24 <u>Printing and Advertising</u>				
241 Advertising and Publication of Notice	300.	12.20	287.80	
242 Printing, other than Office Supplies	500.	189.94	310.06	
243 Photography and Blueprints	300.	137.92	162.08	19.78
25 <u>Repairs</u>				
252 Repairs to Equipment	200.	47.59	152.41	
	<u>\$ 53,300.</u>	<u>\$26,930.92</u>	<u>\$ 26,369.08</u>	<u>\$9,047.53</u>
3 <u>Supplies</u>				
331 Gasoline	\$ 300.	\$ 92.11	\$ 207.89	\$ 11.50
332 Oil	60.	5.44	54.56	.40
334 Other, Garage and Motor Supplies	140.	51.32	88.68	17.56
361 Official Records	100.		100.00	
362 Stationery	200.	130.49	69.51	
363 Other Office Supplies	500.	276.92	223.08	59.29
	<u>\$ 1,300.</u>	<u>\$ 556.28</u>	<u>\$ 743.72</u>	<u>\$ 88.75</u>
5 <u>Current Charges</u>				
51 Insurance, including Commissioner's Bond Premium	\$ 500.	\$ 375.00	\$	\$
Transferred from Acct.#51 to Acct.#57	-91.83		33.17	
55 Subscriptions and Dues	500.	311.69	188.31	11.79
56 Refund to City Treasurer for Advance charge requirement 1959 and 1960	24,825.	24,625.00		
Transferred from Acct.#56 to Acct.#57	-200.		-0-	
57 Rental and Depreciation Fees	291.83	291.83	-0-	
	<u>\$ 25,825.</u>	<u>\$25,603.52</u>	<u>\$ 221.48</u>	<u>\$ 11.79</u>
7 <u>Properties</u>				
721 Furniture and Fixtures	\$ 500.	\$ 244.31	\$ 255.69	\$
724 Motor Equipment (Auto)	2,100.	1,893.30	206.70	
726 Other Equipment	300.	51.45	248.55	10.60
727 Real Estate	170,000.		180,000.00	
	<u>\$172,900.</u>	<u>\$ 2,189.06</u>	<u>\$170,710.94</u>	<u>\$ 10.60</u>
TOTALS	\$288,825.	\$80,119.12	\$208,705.88	\$9,386.35

\* Includes Hammer Contract only



Financial Statement — November 30, 1961

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
1 <u>Services Personal</u>				
11 Salaries and Wages Regular				
12 and Temporary	\$ 35,500.	\$27,116.24	\$ 8,383.76	\$ 455.36
2 <u>Services Contractual</u>				
21 <u>Communication and Transportation</u>				
212 Postage	\$ 500.	\$ 138.00	\$ 363.00	\$
214 Telephone and Telegraph	500.	299.37	200.63	6.50
216 Travel Expense	1,000.	903.89	96.11	123.15
221 Prof. Consulting Services	50,000.	30,500.00	19,500.00	11,250.00
24 <u>Printing and Advertising</u>				
241 Advertising and Publication of Notice	300.	12.20	287.80	
242 Printing, other than Office Supplies	500.	189.94	310.06	
243 Photography and Blueprints	300.	170.19	129.81	8.05
25 <u>Repairs</u>				
252 Repairs to Equipment	200.	47.59	152.41	
	<u>\$ 53,300.</u>	<u>\$32,261.18</u>	<u>\$ 21,038.82</u>	<u>\$11,387.70</u>
3 <u>Supplies</u>				
331 Gasoline	\$ 300.	\$ 107.29	\$ 192.71	\$ .88
332 Oil	60.	5.84	54.16	
334 Other, Garage and Motor Supplies	140.	74.78	65.22	
361 Official Records	100.		100.00	
362 Stationery	200.	130.49	69.51	8.25
363 Other Office Supplies	500.	362.03	137.97	63.55
	<u>\$ 1,300.</u>	<u>\$ 680.43</u>	<u>\$ 619.57</u>	<u>\$ 72.68</u>
5 <u>Current Charges</u>				
51 Insurance, including Commissioner's Bond Premium	\$ 500.	\$ 375.00		
Transferred from Acct. #51 to Acct. #57	- 91.83		33.17	
55 Subscriptions and Dues	500.	323.48	176.52	1.25
Transferred from Acct. #56 to Acct. #57	-200.			
56 Refund to City Treasurer for advance charge requirement 1959 and 1960	24,825.	24,625.00	-0-	
57 Rental and Depreciation Fees	291.83	291.83	-0-	
	<u>\$ 25,825.</u>	<u>\$25,615.31</u>	<u>\$ 209.69</u>	<u>\$ 1.25</u>
7 <u>Properties</u>				
721 Furniture and Fixtures	\$ 500.	\$ 252.41	\$ 247.59	\$
724 Motor Equipment (Auto)	2,100.	1,893.30	206.70	
726 Other Equipment	300.	53.95	246.05	209.00
727 Real Estate	170,000.		170,000.00	
	<u>\$172,900.</u>	<u>\$ 2,199.66</u>	<u>\$170,700.34</u>	<u>\$ 209.00</u>
TOTALS	\$288,825.	\$87,872.82	\$200,952.18	\$12,125.99
1959 Balance	\$ 821.53			
1960 Balance	1,914.43			
	<u>\$2,735.96</u>			

\* Includes Hammer Contract and Mid-America Appraisal Corporation

Signed: Leon C. Swager  
Secretary

Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

MINUTES

ANNUAL MEETING

DATE: January 2, 1962, Noon

PLACE: Chamber of Commerce

MEMBERS PRESENT: D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: P. Clarke

STAFF PRESENT: J. R. Crozier

These are the minutes of the annual meeting of the Fort Wayne Redevelopment Commission. The annual meeting is prescribed by Section 48-8548 of the Indiana Redevelopment Act, and is scheduled for the 2nd day of January.

ELECTION OF OFFICERS

W. V. Sowers moved that the present slate of officers continue in office. Motion was seconded by M. G. Scott and passed unanimously. Officers re-elected are: Paul Clarke, President; D. P. McDonald, Jr., Vice President, and L. C. Swager, Secretary.

ADJOURNMENT

There being no further business, the meeting adjourned at approximately 2 p. m.

Signed: \_\_\_\_\_

*Leon C. Swager*  
Secretary

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

MINUTES

DATE: January 11, 1962

PLACE: Office—Department of Redevelopment

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: None

STAFF PRESENT: J. R. Crozier  
W. A. Rollins  
W. A. Schacht  
C. H. Steffen

OTHERS PRESENT: Robert W. Siler, Jr. (Hammer & Co. Assoc.)

### APPROVALS

a. Vouchers

Motion: W. V. Sowers. Second: M. G. Scott. Motion passed unanimously.

### DOWNTOWN ECONOMIC STUDY

Robert W. Siler, Jr., associate of Hammer and Company Associates, presented the final report of the Downtown Economic Study to the Commission. The Commissioners took the report under advisement and will report on the study at the Commission meeting scheduled for Thursday, January 18, 1962.

### ADJOURNMENT

There being no further business, the meeting adjourned at approximately 9 p.m.

#### Vouchers Approved January 11, 1962

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
Public Employee's Retirement Fund (OASI)	Employer's share of OASI	\$ 58.82
A. N. Smith, Postmaster	Postage	31.00
General Telephone Co.	Telephone expense 11/11/61 - 12/11/61	19.90
The Howard Company	Film processing	2.52
Standard Oil Company	Gasoline	2.64
City Utilities	Telephone charge for Ext. 286 and transportation expense for November, 1961	19.70
Loos Insurance Agency	Commissioner's Bond Premium (\$52.50/each)	262.50
American Institute of Real Estate Appraisers	1-year subscription "The Appraisal Journal"	7.00
	TOTAL	\$404.08

#### Community Renewal Program Account Ind. R-24(CR) Vouchers Approved - January 11, 1962

Indiana Gross Income Tax	Withholdings for 4th quarter of 1961	\$ 19.17
Director of Internal Revenue	Withholdings for 4th quarter of 1961	187.07
Public Employee's Retirement Fund (OASI)	Withholdings for 3rd and 4th quarter of 1961	58.82
	TOTAL	\$265.06

Signed: Leon C. Smager  
Secretary



Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

MINUTES

DATE: January 9, 1962, 4 p.m.

PLACE: Peoples Trust & Savings Bank

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: None

A special meeting was called by Paul Clarke to discuss a wage increase for executive director, James R. Crozier. Following the discussion, the Commission unanimously agreed that the annual salary of the executive director be increased to \$14,200, effective February 5, 1962.

There being no further business, the meeting adjourned at approximately 4:30 p.m.

Signed: Leon C. Swager  
Secretary



Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

## MINUTES

DATE: January 18, 1962, 7:30 p.m.

PLACE: Office—Department of Redevelopment

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: M. G. Scott

STAFF PRESENT: J. R. Crozier  
W. A. Schacht

## APPROVALS

The following vouchers were approved:

Public Employees' Retirement Fund (OASI withholdings for 4th quarter, 1961)	\$74.68
Indiana Community Resources Association (advance registration for Ind. Planning Conference)	<u>13.50</u>
TOTAL	\$88.18

Motion: W. V. Sowers. Second: L. C. Swager. Motion passed unanimously.

## PERSONNEL POLICY

The following amendment was made to the Commission's Personnel Policy. The purpose was to permit the hiring of Walter A. Rollins on the Community Renewal Program. Mr. Rollins will aid on relocation studies and similar work on the CRP, and will be hired as of February 19, 1962.

### Amendment 1 — Personnel Policy

Position: Community Organization Specialist

Qualifications: Bachelor's degree in social work or similar degree with 3 year's experience in related field; or Master's degree with 1-2 year's experience.

Yearly Rate: \$7,200

The salary level for this position is based on that paid to other people in Fort Wayne with similar positions, such as the United Chest Council, Family and Children Service and the Child Guidance Center.



## THREE RIVERS REDEVELOPMENT PROJECT

The Redevelopment Commission received the report from James Harding concerning the present market value of the Three Rivers properties. The Commission then reviewed the three appraisals. Information was presented concerning estimates of other project costs, and estimates were also presented on proceeds from the sale of land and the new investment to be created on the site.

After considering all the material presented at this and other meetings, the Commission decided to move ahead on the project. Accordingly, the following Declaratory Resolution was reviewed and discussed. At the conclusion of the discussion, W. V. Sowers moved, and D. P. McDonald, Jr. seconded the adoption of the resolution. Motion passed unanimously.

Subsequent to the meeting, on Saturday, January 20, 1962, Commission member Max G. Scott was informed of the Commission's actions and he concurred with the Commission and also signed the Declaratory Resolution.

### CITY OF FORT WAYNE DEPARTMENT OF REDEVELOPMENT DECLARATORY RESOLUTION ONE THREE RIVERS PROJECT ADOPTED JANUARY 18, 1962

WHEREAS, the Commission has made investigations, studies and surveys of various blighted areas within the City of Fort Wayne, Indiana, and of the causes contributing to the blighting of such areas; and

WHEREAS, such investigations, studies and surveys have been made in cooperation with the various departments and bodies of the City and have been directed toward determining the proper use of land and improvements thereon so as to best serve the interests of the City and its inhabitants, both from the standpoint of human needs and economic values, and as a result of such investigations, studies and surveys the Commission has found that the area hereinafter described has become blighted to such an extent that such conditions cannot be corrected by regulatory process or by the ordinary operations of private enterprise without resort to the provisions of the Redevelopment of Cities & Towns Act of 1953 (Indiana General Assembly, Acts of 1953, Chapter 176 and amendments thereto), and that the public health and welfare would be benefitted by the acquisition and redevelopment of such area under the provisions of said Act; and

WHEREAS, the Commission now further finds that the area, hereinafter described, because of the lack of development, cessation of growth, deterioration of improvements and character of occupancy, age, obsolescence, sub-standard character of the buildings and other factors has so impaired values and prevented a normal development of the land included in said area or the use thereof, that it has become under current conditions impossible of normal development and occupancy; and

WHEREAS, the Commission now finds that the hereinafter described area within the City: (a) has become and now is blighted to such an extent, within the meaning of the Redevelopment of Cities & Towns Act of 1953 (Indiana General Assembly, Acts of 1953, Chapter 176 and amendments thereto), that such conditions cannot be corrected by regulatory processes or by the ordinary operation of private enterprise without resort to the provisions of that Act; (b) the public health and welfare of which would be benefitted by the acquisition and redevelopment under the provisions of

the aforesaid Act; (c) constitutes a menace to the social and economic interests of the City and its inhabitants; and (d) it will be of public utility and benefit to the City and its inhabitants to acquire and redevelop it in accordance with plans outlined by the Commission; and

WHEREAS, the Commission has heretofore caused to be prepared maps and plats showing the boundaries of the hereinafter described area, the location of the various parcels of property, streets, alleys, and other factors affecting the acquisition, clearance, replanning, rezoning or redevelopment of such area, indicating any parcels of property to be excluded from the acquisition and the portions of the area acquired which are to be devoted to streets, alleys, sewerage, playground, and other public purposes under the redevelopment plan; also, a list of the owners of the various parcels of property to be acquired, all of which appropriately identified by numbers were filed on this date with the Commission; and

WHEREAS, the Commission has caused a separate appraisal to be made by three independent appraisers of the fair value of each of the parcels of property to be acquired, which appraisals were heretofore filed with the Commission, and the Commission now finds that the estimated cost of acquiring the property in the blighted area hereinafter described, determined by taking the average of the three separate appraisals is Five Hundred Twelve Thousand, Eight Hundred Sixty-four Dollars (\$512,864).

NOW, THEREFORE, BE IT RESOLVED by the Fort Wayne Redevelopment Commission that the following described area in the City of Fort Wayne, Indiana, is found and declared to be blighted within the meaning of the Redevelopment of Cities & Towns Act of 1953 (Indiana General Assembly, Acts of 1953, Chapter 176 and amendments thereto), and which area is bounded and described as follows:

A triangular tract; bordered on the north by the north border of Superior Street; on the east by the east border of Borden Street; on the southeast by the south border of Columbia Street; on the southwest by the Nickel Plate Elevation, and on the west by the east border of Lafayette Street.

Excepting and excluding therefrom the following parcels of property, to-wit:

NONE

BE IT FURTHER RESOLVED that in all proceedings relating to the acquisition and redevelopment of the above described area the same shall be referred to as the Three Rivers Project.

BE IT FURTHER RESOLVED that the map of the area filed this date showing (a) the boundaries of the area; (b) the location of the various parcels of property, streets and alleys; and (c) the parcels of real estate to be acquired marked Map "1", "Three Rivers Project" be and the same is hereby approved.

BE IT FURTHER RESOLVED that the map of the area filed this date containing the list of owners of the properties to be acquired in the Three Rivers Project marked Map "2", "Three Rivers Project" be and the same is hereby approved.

BE IT FURTHER RESOLVED that the map of the area filed this date showing the portions of the area acquired which are to be devoted to streets, alleys, levees, sewerage, parks, playgrounds and other public purposes under the redevelopment plan marked Map "3", "Three Rivers Project" be and the same is hereby approved.



BE IT FURTHER RESOLVED that the plan filed this date showing the general redevelopment plan and the specifications outlining generally such plan marked Map "3", "Three Rivers Project" be and the same is hereby approved.

BE IT FURTHER RESOLVED that the Commission now declares that the above described blighted area constitutes a menace to the social and economic interests of the City and its inhabitants and that it is of public utility and benefit to acquire all of the property in said area shown on the above described maps and plats with the exclusions indicated thereon and to redevelop the same under the provisions of the Redevelopment of Cities & Towns Act of 1953 (Indiana General Assembly, Acts of 1953, Chapter 176 and amendments thereto).

BE IT FURTHER RESOLVED that such area be acquired, cleared, re-planned and redeveloped in accordance with the general plan adopted by the Commission, which plan is outlined in Map "3", "Three Rivers Project".

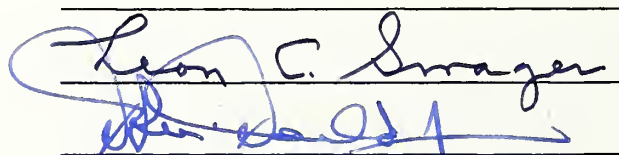
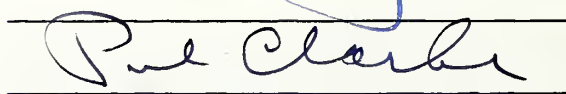
BE IT FURTHER RESOLVED that a copy of this resolution, together with supporting data, plats, list and plan, be submitted to the City Plan Commission of Fort Wayne, Indiana, for examination by that body and its determination as to whether the redevelopment plan conforms to the master plan for the development of the City and for its written order approving or disapproving this declaratory resolution and the redevelopment plan proposed.

BE IT FURTHER RESOLVED that approving order of the City Plan Commission shall be transmitted to the Common Council of the City of Fort Wayne for their approval.

BE IT FURTHER RESOLVED that in the event the Plan Commission and the Common Council shall approve the plan, then a notice shall be published in accordance with the requirements of Section 48-8554 of the Redevelopment of Cities & Towns Act of 1953 (Indiana General Assembly, Acts of 1953, Chapter 176 and amendments thereto) fixing a date for the hearing and receiving remonstrances and objections from all persons interested in or affected by the proposed proceedings and for the final determination of the public utility and benefit of the proposed acquisition and redevelopment of the above described area.

Adopted at the regular meeting of the Fort Wayne Redevelopment Commission held January 18, 1962, at the office of the Commission, in the City of Fort Wayne, Indiana.

FORT WAYNE REDEVELOPMENT COMMISSION

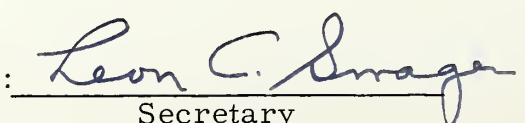
Commissioners

ATTEST:

  
Executive Director

ADJOURNMENT

There being no further business, the meeting adjourned at approximately 8:45 p. m.

Signed:   
Secretary



Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

MINUTES

SPECIAL MEETING

DATE: February 26, 1962, 12 Noon

PLACE: Chamber of Commerce

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers

MEMBERS ABSENT: L. C. Swager

STAFF PRESENT: J. R. Crozier

A special meeting of the Redevelopment Commission was held on the call of the president at the Chamber of Commerce at twelve o'clock noon, February 26, 1962, the place, time and date duly established for the holding of such meeting.

It was explained that the purpose of this meeting was to approve and adopt Amendment One dated February 26, 1962, to Declaratory Resolution One, Three Rivers Project, adopted January 18, 1962. It was noted that this amendment was necessary in order that the declaratory resolution and the redevelopment plan for the Three Rivers Project would be in conformance with the Master Plan of the City of Fort Wayne.

The amendment to the resolution was explained by the executive director, and following review and discussion, motion was made by D. P. McDonald, Jr. and seconded by W. V. Sowers that the following resolution be adopted.

CITY OF FORT WAYNE  
DEPARTMENT OF REDEVELOPMENT  
AMENDMENT ONE  
FEBRUARY 26, 1962  
DECLARATORY RESOLUTION ONE  
THREE RIVERS PROJECT  
ADOPTED JANUARY 18, 1962

WHEREAS, the Fort Wayne City Plan Commission having duly considered "Declaratory Resolution One, Three Rivers Project" adopted January 18, 1962, together with supporting data all as required by the Indiana Redevelopment Act, and finding said Declaratory Resolution and supporting data in conformance with the Master Plan of the City of Fort Wayne with three exceptions as follows:

1. The plan titled "Three Rivers Redevelopment Project-Redevelopment Plan" be amended so as to show the proposed relocation of Columbia Street west of Clay Street as being 80 feet in right-of-way width.

2. The utility easement located along the portion of Superior Street proposed to be vacated, be established on the plan designated as "Three Rivers Redevelopment Project-Water Service" as a 35 foot utility easement and that said easement be established as a matter of record upon the vacation of Superior Street.

3. That the existing 6" water line in Superior Street is abandoned east of Lafayette Street and reconnected into the 24" main so as to avoid a dead end main.

NOW, THEREFORE, BE IT RESOLVED by the Fort Wayne Redevelopment Commission that "Declaratory Resolution One, Three Rivers Project" and supporting data be amended and modified to eliminate the three exceptions noted above; and

BE IT FURTHER RESOLVED that a copy of this Amendment to Declaratory Resolution One and a copy of the modified supporting data be furnished to the Fort Wayne City Plan Commission; and that this Amendment become a permanent part of "Declaratory Resolution One, Three Rivers Project" adopted January 18, 1962, in the City of Fort Wayne, Indiana

FORT WAYNE REDEVELOPMENT COMMISSION

Leon C. Smager  
John D. Doud  
May G. Scott  
P. J. Clarke

ATTEST:

Commissioners

James R. Cuzner  
Executive Director

There being no further business to bring before this special meeting, the meeting adjourned at 12:30 p.m.

Signed:

P. J. Clarke  
President

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

MINUTES

DATE: March 1, 1962, 7:30 p.m.

PLACE: Office—Department of Redevelopment

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
W. V. Sowers

MEMBERS ABSENT: M. G. Scott  
L. C. Swager (out-of-city)

STAFF PRESENT: J. R. Crozier  
W. A. Rollins  
W. A. Schacht

OTHERS PRESENT: Jerry Huddleston (Journal-Gazette)

#### APPROVALS

- a. Vouchers
- b. Minutes — December 7, 1961; January 2, 11, and 18, 1962
- c. Monthly Balance Sheets — December 31, 1961 and January 31, 1962

Motion: W. V. Sowers. Second: D. P. McDonald, Jr. Motion passed unanimously.

#### CITY-COUNTY BUILDING

The Commission adopted the following resolution approving the proposal of the City-County Building Authority.

#### RESOLUTION OF FORT WAYNE REDEVELOPMENT COMMISSION APPROVING CITY-COUNTY BUILDING PROPOSAL ADOPTED MARCH 1, 1962

WHEREAS, the City-County Building Authority was created by the County Council of Allen and the City Council of Fort Wayne to study present and future office space requirements of the City and County and to recommend a course of action to meet those requirements; and

WHEREAS, the City-County Building Authority has concluded, on the basis of a detailed study, survey, analysis and recommendation by one of the foremost professional authorities on this subject, that present and future needs for city and county office space can most effectively and economically be fulfilled by the immediate construction of a joint City-County Building; and

WHEREAS, the architects have designed in behalf of the Authority a building appropriate for the intended purposes, and the Authority has chosen a location for its construction, which location, and the design of this building, not only appear appropriate in all respects, but fit completely within and into the central district redevelopment plan being prepared for the Fort Wayne Redevelopment Commission; and

WHEREAS, the proposed City-County Building, in addition to promoting efficiency in governmental operation and being the most economical means of providing governmental office space, is a vital keystone in the redevelopment of downtown Fort Wayne, which redevelopment is essential to accelerated economic growth in Fort Wayne and Allen County with a resultant sizeable increase in the value of taxable property in the city and county.



NOW THEREFORE, be it resolved that the Fort Wayne Redevelopment Commission endorse, and it hereby does, the judgment, recommendation, and decisions of the City-County Building Authority in all respects, and urge adoption thereof by the various governing bodies having jurisdiction over this subject matter, all to the end that construction of the proposed City-County Building may proceed forthwith.

Certification:

I, James R. Crozier, Executive Director of the Fort Wayne Redevelopment Commission do hereby certify that the above is a full, true, and correct copy of a resolution adopted by the Fort Wayne Redevelopment Commission at a regular meeting of said Commission held on March 1, 1962, and the same appears of record in the official records of the said Redevelopment Commission dated the 1st day of March 1962.

  
Executive Director of the  
Fort Wayne Redevelopment Commission

ADJOURNMENT

There being no further business, the meeting adjourned at approximately 8:45 p. m.

Vouchers Approved  
March 1, 1962

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
General Telephone Co.	Telephone expense—January	\$ 32.50
Lincoln Graphic Corp.	Miscellaneous drafting supplies and Sepias	43.81
James E. Harding	Appraisal—Three Rivers	1,500.00
City Utilities	Transportation expense	7.13
Bill-Mar Paint & Color	Drafting Supplies	4.50
National Real Estate Investor	1-year subscription	10.00
	TOTAL	\$1,597.94

Community Renewal Program Account Ind. R-24(CR)  
Vouchers Approved -- March 1, 1962

Lincoln Graphic Corp.	Sepia	\$ 2.63
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The following claims were signed by Paul Clarke on 2/15/62, and subsequently approved by the Commission on 3/1/62.

Lincoln Graphic Corp.	Sepia and drafting supplies	\$ 4.73
James R. Crozier	Travel expense to Chicago February 8, 1962 (URA)	16.85
* Carl H. Steffen	" " " "	15.70
* Wayne A. Schacht	" " " "	15.70
	TOTAL	\$ 52.98

\*Signed by McDonald, February 16, 1962

The following claims were signed by Paul Clarke on 2/15/62, and subsequently approved by the Commission on 3/1/62. (Regular budget account)

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
James R. Crozier	Travel expense to Indpls. Jan. 28-29, 1962	\$ 32.25
General Telephone Co.	Telephone expense—December	27.75
* City Utilities	Charge for Extension 286, and transportation expense	12.00
Lincoln Graphic Corp.	Three Rivers Maps (2 sets)	13.44
Blair Associates	Consulting Services	5,000.00
Poinsatte Auto Sales, Inc.	Repair engine miss, 1 cover	3.05
Lewis & Christen	Misc. office supplies	3.60
Shrex of Fort Wayne	Misc. office supplies	6.95
Office Systems, Inc.	Thermo-Fax copy paper, labels and pencils	33.56
Chamber of Commerce	Advance registration for Busi- ness Management Seminar	5.00
The Howard Company	1 Framing (Workable Program Recertification)	3.30
Indiana Stamp & Seal Co.	1 Rubber Stamp	6.25
** Public Employees' Retire- ment Fund	Employer's share PERF 4th quarter, 1961	329.44
	TOTAL	\$5,476.59

\* Approved by D. P. McDonald, Jr., Feb. 16, 1962

\*\* Approved by D. P. McDonald, Jr., Jan. 22, 1962

Financial Statement — December 31, 1961

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>
1 <u>Services Personal</u>			
11 Salaries and Wages Regular			
12 and temporary	\$ 35,500.	\$29,962.36	\$ 5,537.64
2 <u>Services Contractual</u>			
21 <u>Communication &amp; Transportation</u>			
212 Postage	\$ 500.	\$ 138.00	\$
Transferred from Acct. #212 to Acct. #216	-250.		112.00
214 Telephone & Telegraph	500.	305.87	194.13
216 Travel Expense	1,000.	1,091.14	
Transferred from Acct. #212 to Acct. #216	250.		158.86
221 Prof. Consulting Services	50,000.	36,250.00	13,750.00
24 <u>Printing and Advertising</u>			
241 Advertising & Publication of Notice	300.	12.20	287.80
242 Printing, other than office supplies	500.	189.94	310.06
243 Photography and Blueprints	300.	179.24	120.76
25 <u>Repairs</u>			
252 Repairs to Equipment	200.	47.59	152.41
	\$ 53,300.	\$38,213.98	\$ 15,086.02
3 <u>Supplies</u>			
331 Gasoline	\$ 300.	\$ 107.29	\$ 192.71
332 Oil	60.	5.84	54.16
334 Other, Garage & Motor Supplies	140.	74.78	65.22
361 Official Records	100.		100.00
362 Stationery	200.	145.74	54.26
363 Other Office Supplies	500.	426.55	73.45
	\$ 1,300.	\$ 760.20	\$ 539.80

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>
5 <u>Current Charges</u>			
51 Insurance, including Commissioners Bond Premium	\$ 500.	\$ 392.59	\$
Transferred from Acct. #51 to Acct. #57	- 91.83		15.58
55 Subscriptions and Dues	500.	340.33	159.67
56 Refund to City Treasurer for advance charge requirement 1959 & 1960	24,825.	24,625.	
Transferred from Acct. #56 to Acct. #57	-200.		-0-
57 Rental and Depreciation Fees	291.83	291.83	-0-
	<u>\$ 25,825.</u>	<u>\$25,649.75</u>	<u>\$ 175.25</u>
7 <u>Properties</u>			
721 Furniture & Fixtures	\$ 500.	\$ 404.01	\$ 95.99
724 Motor Equipment (Auto)	2,100.	1,893.30	206.70
726 Other Equipment	300.	277.05	22.95
727 Real Estate	170,000.		170,000.00
	<u>\$172,900.</u>	<u>\$ 2,574.36</u>	<u>\$170,325.64</u>
TOTALS	\$288,825.	\$97,160.65	\$191,664.35

1959 Balance	\$ 821.53	
1960 Balance	1,914.43	
1961 Balance	191,664.35	
Total	<u>\$194,400.31</u>	— Cash on hand December 31, 1961

Financial Statement — January 31, 1962

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
1 <u>Services Personal</u>				
11 Salaries and Wages Regular	\$ 55,600.	\$1,707.67	\$ 53,892.33	\$ 910.77
12 Salaries and Wages Temporary	5,000.	304.61	4,695.39	221.54
13 Public Employees' Retirement Fund	1,600.	462.94	1,137.06	
	<u>\$ 62,200.</u>	<u>\$2,475.22</u>	<u>\$ 59,724.78</u>	<u>\$ 1,132.31</u>
2 <u>Services Contractual</u>				
21 <u>Communication &amp; Transportation</u>				
212 Postage	\$ 500.	\$ 31.00	\$ 469.00	\$
213 Travel Expense	2,000.		2,000.00	32.25
214 Telephone & Telegraph	500.	26.40	473.60	34.25
24 <u>Printing &amp; Advertising</u>				
241 Advertising & Publication of Notice	1,000.		1,000.00	
242 Printing, other than office supplies	3,000.		3,000.00	
243 Photography & Blueprints	500.	2.52	497.48	13.44
25 <u>Repairs</u>				
252 Repairs to Equipment	200.		200.00	
26 <u>Other Contractual Services</u>				
261 Legal	2,400.		2,400.00	
262 Appraisals	7,000.		7,000.00	3,000.00
263 Consulting Services	15,000.		15,000.00	14,000.00
	<u>\$ 32,100.</u>	<u>\$ 59.92</u>	<u>\$ 32,040.08</u>	<u>\$17,079.94</u>
3 <u>Supplies</u>				
32 <u>Garage and Motor Supplies</u>				
321 Gasoline	\$ 300.	\$ 15.84	\$ 284.16	\$ 5.50
322 Oil	60.		60.00	
324 Other garage & motor supplies	140.		140.00	3.05
36 <u>Office Supplies</u>				
361 Official Records	100.		100.00	
362 Stationery	400.		400.00	2.50
363 Other office supplies	800.		800.00	41.61
	<u>\$ 1,800.</u>	<u>\$ 15.84</u>	<u>\$ 1,784.16</u>	<u>\$ 52.66</u>



	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
5 <u>Current Charges</u>				
51 Insurance, including Commissioners Bond Premium	\$ 500.	\$ 262.50	\$ 237.50	\$
55 Subscriptions and dues	500.	20.50	479.50	
	<u>\$ 1,000.</u>	<u>\$ 283.00</u>	<u>\$ 717.00</u>	
7 <u>Properties</u>				
721 Furniture & Fixtures	\$ 1,000.	\$	\$ 1,000.00	\$ 3.30
726 Other Equipment	800.		800.00	6.25
727 Real Estate	199,300.		199,300.00	
	<u>\$201,100.</u>	<u>\$</u>	<u>\$201,100.00</u>	<u>\$ 9.55</u>
TOTALS	\$298,200.	\$2,833.98	\$295,366.02	\$18,274.46

1959 Balance \$ 821.53  
1960 Balance 1,914.43  
1961 Balance 191,664.35

Total \$194,400.31

Signed: \_\_\_\_\_

President

Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

#### MINUTES

DATE: March 29, 1962, 7:30 p.m.

PLACE: Office—Department of Redevelopment

MEMBERS PRESENT: P. Clarke  
M. G. Scott  
W. V. Sowers

MEMBERS ABSENT: D. P. McDonald, Jr.  
L. C. Swager (out-of-city)

STAFF PRESENT: J. R. Crozier  
W. A. Schacht

OTHERS PRESENT: Jerry Huddleston (Journal-Gazette)

#### APPROVALS

- Vouchers
- February Financial Statement
- Minutes — January 9; February 26, and March 1, 1962

Motion for approval: W. V. Sowers. Second: M. G. Scott. Motion passed unanimously.

#### CENTRAL DISTRICT PLAN

The executive director requested permission to travel to Providence, Rhode Island to confer with the consultants on the writing of the final report of the central district physical plan. Approval was granted.

## THREE RIVERS PROJECT

Gordon Banks was selected by the Commission to review the three appraisals of the property in the Three Rivers Project, and to recommend to the Commission a fair market value for the properties. It was also anticipated that Mr. Banks would aid in the acquisition of the properties. The early part of May was the time selected by the Commission for a public hearing of the project. A more specific date will be selected in the very near future.

### PERSONNEL

It was reported that the 1962 budget included four positions which had not been filled, because the need for these personnel had not yet been felt; however, the executive director reported that the necessity to hire an assistant director was fast approaching. The approval of the Hanna-Creighton plan, expected shortly, entering into the execution stage of the Three Rivers Project, and the general demands for public relations and administrative duties make such assistance imperative.

Therefore, the executive director requested that he be allowed to advertise for the position of assistant director and that the man selected should be one with actual experience in urban renewal operations in other cities. It was suggested that the position could be advertised in ASPO bulletins and the executive director could travel to the ASPO Conference in Atlantic City, April 29-May 3 to interview candidates for the position. The Commission approved the attendance at the Conference and advertising for the assistant director.

### LEGAL AID

The Commission discussed recommendations that had been made by the City Attorney and John Shoaff regarding suitable attorneys. Two names were selected for further review. Paul Clarke is to contact these attorneys as to their availability.

### ADJOURNMENT

There being no further business, the meeting adjourned at approximately 9 p.m.

	<u>Vouchers Approved</u> <u>March 29, 1962</u>	
<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
A. N. Smith, Postmaster	Postage	\$ 31.00
City Utilities	Phone charge for ext. 286 for Jan., Feb., March and April; transportation expense Feb. 1 thru Feb. 28	38.53
General Telephone Co.	Telephone expense Feb. 11 to March 11	36.65
Fort Wayne Engraving Co.	Multilith plates (Downtown Summary)	25.00
Hartman Printing Service	Rare Bird Certificate	4.00
The Howard Company	Slides and enlargements	12.75
City Reproductions Co.	Maps (Capital Improvements Program)	35.00
IBM	Maint. Agreement on Typewriter from 4-1-62 thru 3-31-63	40.09
Standard Oil Company	Gasoline	7.38
Shrex of Fort Wayne	Misc. office supplies	27.03
Office Systems, Inc.	Thermo-Fax paper	28.70
Brubaker Reproductions	Binders	18.82

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
Bill-Mar Paint & Color Co.	Drafting Supplies	\$ 32.00
Fisher Bros. Paper Co.	Supplies (Downtown Summary)	22.40
ASPO	Advance Registration—ASPO	15.00
	National Planning Conference	
	April 29-May 3, 1962	
Lewis & Christen	1 File Cabinet	128.14
James R. Crozier	Travel Expense to Gary, Ind.	16.40
	March 16, 1962	
	TOTAL	\$518.89

Community Renewal Program Account  
Ind. R-24(CR)

Fort Wayne Blue Print	Drafting Supplies	\$ 14.88
Lincoln Graphic Corp.	Drafting Supplies	11.76
	TOTAL	\$ 26.64


Financial Statement — February 28, 1962

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
1 <u>Services Personal</u>				
11 Salaries and Wages Regular	\$ 55,600.	\$ 4,030.72	\$ 51,569.28	\$ 910.77
12 Salaries and Wages Temporary	5,000.	858.45	4,141.55	
13 Public Employees' Retirement Fund	1,600.	462.94	1,137.06	
	\$ 62,200.	\$ 5,352.11	\$ 56,847.89	\$ 910.77
2 <u>Services Contractual</u>				
21 <u>Communication &amp; Transportation</u>				
212 Postage	\$ 500.	\$ 31.00	\$ 469.00	\$
213 Travel Expense	2,000.	32.25	1,967.75	
214 Telephone & Telegraph	500.	60.65	439.35	32.50
24 <u>Printing &amp; Advertising</u>				
241 Advertising & Publication of Notice	1,000.		1,000.00	
242 Printing, other than office supplies	3,000.		3,000.00	
243 Photography & Blueprints	500.	15.96	484.04	37.81
25 <u>Repairs</u>				
252 Repairs to Equipment	200.		200.00	
26 <u>Other Contractual Services</u>				
261 Legal	2,400.		2,400.00	
262 Appraisals	7,000.		7,000.00	1,500.00
263 Consulting Services	15,000.	5,000.00	10,000.00	9,000.00
	\$ 32,100.	\$ 5,139.86	\$ 26,960.14	\$ 10,570.31
3 <u>Supplies</u>				
32 <u>Garage and Motor Supplies</u>				
321 Gasoline	\$ 300.	\$ 21.34	\$ 278.66	\$ 7.13
322 Oil	60.		60.00	
324 Other garage & motor supplies	140.	3.05	136.95	
36 <u>Office Supplies</u>				
361 Official Records	100.		100.00	
362 Stationery	400.	2.50	397.50	
363 Other office supplies	800.	41.61	758.39	10.50
	\$ 1,800.	\$ 68.50	\$ 1,731.50	\$ 17.63



	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
5 <u>Current Charges</u>				
51 Insurance, including Commissioners Bond Premium	\$ 500.	\$ 262.50	\$ 237.50	\$
55 Subscriptions and dues	500.	25.50	474.50	
	<u>\$ 1,000.</u>	<u>\$ 288.00</u>	<u>\$ 712.00</u>	<u>\$</u>
7 <u>Properties</u>				
721 Furniture & Fixtures	\$ 1,000.	\$ 3.30	\$ 996.70	\$
726 Other Equipment	800.	6.25	793.75	
727 Real Estate	199,300.		199,300.00	
	<u>\$201,100.</u>	<u>\$ 9.55</u>	<u>\$201,090.45</u>	<u>\$</u>
TOTALS	\$298,200.	\$10,858.02	\$287,341.98	\$11,498.71

1959 Balance \$ 821.53  
 1960 Balance 1,914.43  
 1961 Balance 191,664.35  
  
 Total \$194,400.31

Signed:   
 President

Fort Wayne Redevelopment Commission  
 425 South Calhoun Street  
 Fort Wayne, Indiana

### MINUTES

DATE: April 12, 1962, 7:30 p.m.

PLACE: Office—Department of Redevelopment

MEMBERS PRESENT: P. Clarke  
 D. P. McDonald, Jr.  
 L. C. Swager

MEMBERS ABSENT: M. G. Scott  
 W. V. Sowers

STAFF PRESENT: J. R. Crozier  
 W. A. Rollins  
 W. A. Schacht

OTHERS PRESENT: Jerry Huddleston (Journal-Gazette)

### COMMUNITY RENEWAL PROGRAM

The Commission was advised that the Urban Renewal Administration had concurred with the contracts submitted by Carl Feiss and Hammer and Company Associates. Therefore, the Commission moved to retain these

two consulting firms to perform specialized services on the Community Renewal Program, and the contracts were executed. Fees for the contracts are to be paid from the federal grant of \$33,668 received for the Community Renewal Program. Motion: L. C. Swager. Second: D. P. McDonald, Jr. Motion passed unanimously.

#### CENTRAL DISTRICT PLAN

The Commission was given a draft copy of the introduction to the Central District Plan for their review and comments.

#### GENERAL NEIGHBORHOOD RENEWAL PLAN

The Commission was advised that Dale McMillen, Sr. of Growth Industries had offered to lease one of the Bowser buildings to the Commission for use as a field office for the Hanna-Creighton area. The Commission unanimously accepted Mr. McMillen's offer, dependent upon suitable rental arrangements. Motion: L. C. Swager. Second: D. P. McDonald, Jr.

#### TYPEWRITER PURCHASE

The Commission was advised that in the near future it would be necessary to hire a clerk-typist, which would necessitate the purchase of an additional typewriter. Therefore, the Commission approved the purchase of a typewriter from IBM Corporation at a price of \$393.23. Motion: L. C. Swager. Second: D. P. McDonald, Jr. Motion passed unanimously.

#### ADJOURNMENT

There being no further business, the meeting adjourned at approximately 8:30 p. m.

Signed: Leon C. Swager  
Secretary

Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

#### MINUTES

DATE: April 26, 1962, 7:30 p. m.

PLACE: Office—Department of Redevelopment

MEMBERS PRESENT: M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: P. Clarke  
D. P. McDonald, Jr.

STAFF PRESENT: J. R. Crozier  
W. A. Rollins  
W. A. Schacht

OTHERS PRESENT: Jerry Huddleston (Journal-Gazette)

In the absence of the president and vice-president, L. C. Swager presided.

APPROVALS

a. Vouchers

Motion: W. V. Sowers. Second: M. G. Scott. Motion passed unanimously.

HANNA-CREIGHTON NEIGHBORHOOD RENEWAL PLAN

After discussion of various consultants, the Commission moved to send the contracts of City Planning Associates and Hammer and Company Associates to the Urban Renewal Administration for their concurrence prior to the Commission's execution of the contracts. City Planning Associates will be responsible for the planning work in connection with the Hanna-Creighton study, and Hammer and Company Associates will perform land utilization and marketability studies. Motion: M. G. Scott. Second: W. V. Sowers. Motion passed unanimously.

THREE RIVERS REDEVELOPMENT PROJECT

The Commission directed that Gordon Banks move ahead on attempting to secure the options on the Three Rivers properties. The options are to be for a six months period. The price offered to the property owners will be the average of the three appraisals, or James Harding's appraisal, whichever is lower.

ECONOMIC REPORT

The Commission formally accepted the final report of Hammer and Company Associates for the economic study of downtown, and directed that it be distributed selectively.

ADJOURNMENT

There being no further business, the meeting adjourned at approximately 9:30 p.m.

Vouchers Approved  
April 26, 1962

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
James R. Crozier	Travel expense to Ithaca, New York, 4/3/62	\$ 165.56
General Telephone Co.	Telephone expense — 4/11 - 5/11	26.30
Hammer and Company	For completion of final report and 150 additional copies	9,269.50
Shrex of Fort Wayne	Office supplies	12.80
City Utilities	Supplies (economic summary)	12.00
Old Fort Books	1 Box Shelves	<u>2.95</u>
	TOTAL	\$9,489.11



The following vouchers were approved by D. P. McDonald, Jr., 4/24/62

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
Public Employes' Retirement Fund, PERF	Payment for first quarter, 1962	\$335.62
Public Employes' Retirement Fund, OASI	Payment for first quarter, 1962 (For Wayne A. Schacht and Walter A. Rollins)	79.67
Public Employes' Retirement Fund, OASI	Payment for first quarter, 1962	<u>263.84</u>
	TOTAL	\$679.13

Community Renewal Program Account  
Ind. R-24(CR) Approved 4/26/62

Shrex of Fort Wayne	Office Supplies	\$ 6.35
Lincoln Graphic Corp.	Drafting Supplies	22.36
Ft. Wayne Blue Print	Drafting Supplies	<u>4.70</u>
	TOTAL	\$ 33.41

The following vouchers were approved by D. P. McDonald, Jr., 4/24/62

Public Employes' Retirement Fund, OASI	Employee withholdings, first quarter, 1962	\$ 69.87
Gross Income Tax Div.	Employee withholdings, first quarter, 1962	30.42
Dir. of Internal Revenue	Employee withholdings, first quarter, 1962	<u>314.05</u>
	TOTAL	\$414.34

Signed: Leon C. Swager  
Secretary

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

MINUTES  
SPECIAL MEETING

DATE: May 10, 1962, 12 Noon

PLACE: Chamber of Commerce

MEMBERS PRESENT: P. Clarke  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: D. P. McDonald, Jr.

STAFF PRESENT: J. R. Crozier

## GENERAL NEIGHBORHOOD RENEWAL PLAN

The Fort Wayne Redevelopment Commission of the City of Fort Wayne, Indiana, met in a special meeting at the Chamber of Commerce in the City of Fort Wayne, Indiana, at 12 Noon, on the 10th day of May, 1962, the place, hour, and date duly established for the holding of such meeting.

The president called the meeting to order and on roll call the following answered present:

Paul Clarke  
M. G. Scott  
W. V. Sowers  
L. C. Swager

and the following were absent:

D. P. McDonald, Jr.

The president declared a quorum present.

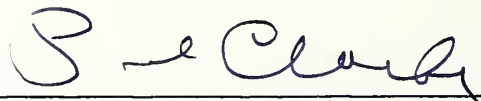
The president reported that this special meeting was convened pursuant to a duly dated and signed Notice of Special Meeting which was mailed to each Commissioner in due time, form, and manner as required by law. The president read the original of the "Notice and Certificate" set forth below, and the same was ordered spread on the minutes, as follows:

### NOTICE AND CERTIFICATE

#### 1. NOTICE OF SPECIAL MEETING TO THE COMMISSIONERS OF THE FORT WAYNE REDEVELOPMENT COMMISSION

Notice is hereby given that a special meeting of the Fort Wayne Redevelopment Commission of the City of Fort Wayne, Indiana, will be held at the Chamber of Commerce in the City of Fort Wayne, Indiana, the place designated for the holding of this special meeting, at 12 Noon, on the 10th day of May, 1962, for the purpose of considering and accepting an offer of the United States to make an Advance of Federal funds to the Fort Wayne Redevelopment Commission to aid in financing the cost of preparing a General Neighborhood Renewal Plan for urban renewal area, Indiana R-36 (GN), and for the purpose of transacting any other business which may properly come before such meeting.

Dated this 3rd day of May, 1962.



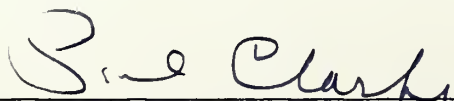
Paul Clarke, President  
Fort Wayne Redevelopment Commission

#### 2. CERTIFICATE OF SERVICE

I, Paul Clarke, President of the Fort Wayne Redevelopment Commission of the City of Fort Wayne, Indiana, HEREBY CERTIFY that on the 3rd day of May, 1962, I served a true copy of the foregoing Notice of Special Meeting on each and every Commissioner of the Fort Wayne Redevelopment Commission in the following manner:

By regular mail service.

WITNESS my hand this 10 day of May, 1962.



Paul Clarke, President  
Fort Wayne Redevelopment Commission

A Resolution entitled:

RESOLUTION ACCEPTING AN OFFER OF THE UNITED STATES TO MAKE AN ADVANCE OF FEDERAL FUNDS TO THE FORT WAYNE REDEVELOPMENT COMMISSION TO AID IN FINANCING THE COST OF PREPARING A GENERAL NEIGHBORHOOD RENEWAL PLAN FOR URBAN RENEWAL AREA, INDIANA R- 36 (GN).

was introduced by Mr. W. V. Sowers.

Said Resolution was then read in full and discussed and considered.

Mr. M. G. Scott then moved the adoption of the Resolution as introduced and read. Mr. L. C. Swager seconded the motion, and, on roll call, the following voted "Aye:"

Paul Clarke  
M. G. Scott  
W. V. Sowers  
L. C. Swager

and the following voted "Nay:"

None

The president thereupon declared the motion carried and the Resolution adopted as introduced and read. Said Resolution is attached hereto and made part of these minutes.

#### ADJOURNMENT

There being no further business to come before the meeting, upon motion duly made and seconded, the meeting was adjourned.

RESOLUTION ACCEPTING AN OFFER OF THE UNITED STATES TO MAKE AN ADVANCE OF FEDERAL FUNDS TO THE FORT WAYNE REDEVELOPMENT COMMISSION TO AID IN FINANCING THE COST OF PREPARING A GENERAL NEIGHBORHOOD RENEWAL PLAN FOR URBAN RENEWAL AREA, INDIANA R-36 (GN).

WHEREAS, under Title I of the Housing Act of 1949, as amended and supplemented, the United States of America (herein called the "Government") has tendered to the Fort Wayne Redevelopment Commission (herein called the "Local Public Agency") an offer, hereinafter mentioned, to make an Advance of Federal funds to the Local Public Agency to aid in financing the cost of preparing a General Neighborhood Renewal Plan for an urban renewal area, designated Plan No. Indiana R-36 (GN), in the urban renewal area described therein; and

WHEREAS, the Local Public Agency has given due consideration to said offer.

BE IT RESOLVED BY THE FORT WAYNE REDEVELOPMENT COMMISSION AS FOLLOWS:

Section 1. The offer of the Government to the Local Public Agency, dated May 1, 1962, designated "Contract for Planning Advance", Contract No. Indiana R-36 (GN), consisting of Parts I and II, under and subject to the provisions, terms and conditions of which, the Government would make an Advance of Federal funds to the Local Public Agency to aid in financing the cost of preparing a General Neighborhood Renewal Plan for an urban renewal area, designated Plan No. Indiana R-36 (GN), situated in the City of Fort Wayne, Indiana, is hereby in all respects accepted.



Section 2. The Local Public Agency agrees to abide by all of the provisions, terms and conditions of said offer.

Section 3. The Executive Director of the Local Public Agency is hereby authorized and directed forthwith to send to the Housing and Home Finance Agency, two certified copies of the proceedings of the Local Public Agency in connection with the adoption of this Resolution, together with two certified copies of this Resolution, and such further documents or proofs in connection with the acceptance of said offer as may be requested by the Government.

Section 4. The Executive Director is hereby authorized to file requisitions, together with necessary supporting documents, with the Government, from time to time as Advance funds are required, requesting payments to be made to the Local Public Agency on account of the Advance provided for in said offer, and to do and perform all other things and acts required to be done or performed in order to obtain such payments.

Section 5. This Resolution shall take effect immediately.

Signed: \_\_\_\_\_

*Leon C. Swager*  
Secretary

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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

### MINUTES

DATE: June 7, 1962

PLACE: Office — Department of Redevelopment

MEMBERS PRESENT: D. P. McDonald, Jr.  
M. G. Scott  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: P. Clarke

STAFF PRESENT: J. R. Crozier  
W. A. Schacht

OTHERS PRESENT: Jerry Huddleston (Journal-Gazette)  
Stuart W. Stein (Blair Associates)

### APPROVALS

- a. Minutes — March 29, 1962. Motion for approval: W. V. Sowers  
Second: M. G. Scott. Motion passed unanimously.
- b. Minutes — April 12 and April 26, 1962. Motion for approval:  
L. C. Swager. Second: M. G. Scott. Motion passed unanimously.
- c. Vouchers (list attached). Motion for approval: W. V. Sowers.  
Second: M. G. Scott. Motion passed unanimously.
- d. March, April and May Financial Statements. Motion for approval:  
W. V. Sowers. Second: M. G. Scott. Motion passed unanimously.

## REDEVELOPMENT COMMISSION ATTORNEY

Otto E. Grant, Jr. of the Barrett, Barrett & McNagny law firm, was selected as the counsel for the Redevelopment Commission. The fee for the services to be \$200 per month. Mr. Grant will give general legal advice on all stages of the Commission's program, but with special emphasis on the Hanna-Creighton renewal plan. The \$200 monthly rate will be shared \$150 from the GNRP budget, and \$50 from the local budget.

## COMMUNITY RENEWAL PROGRAM

L. C. Swager suggested a review of the work that has been accomplished on the CRP. The executive director reported that this would be done in the very near future.

## CENTRAL DISTRICT PLAN

Stuart W. Stein of Blair Associates, reported on the status of the Central District Plan. He discussed the entire report. He explained Chapter 1 and pointed out that it contains summaries of the other chapters. He noted that the full report would be available in the near future and that Chapter 1 would be mailed to the Commissioners immediately.

## INDIANA URBAN RENEWAL ASSOCIATION

The executive director reported that Wayne Schacht and he would attend the annual conference of the IURA on Friday and Saturday, June 15 and 16 at Turkey Run State Park.

## ADJOURNMENT

There being no further business, the meeting adjourned at approximately 8:15 p.m.

### Vouchers Approved June 7, 1962

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
A. N. Smith, Postmaster	Postage	\$ 66.00
James R. Crozier	Travel expense to Atlantic City and Philadelphia (4/28 - 5/2/62)	196.75
General Telephone Co.	Telephone expense — May 11 to June 11	30.85
City Utilities	Telephone expense — May and June; Transportation expense - March and April	33.51
The Howard Company	Slides, processing, Magazines	14.34
Neuman Studio	Photographs (Hanna-Creighton)	7.50
Shrex of Ft. Wayne	Misc. office supplies	13.97
Lincoln Printing Corp.	Stationery	23.30
IBM	Carbon and Ribbons	16.67
Office Systems, Inc.	Thermo-Fax Paper	25.26
Downtown Idea Exchange	1-year subscription	20.00
ASPO	2 Ads — Jobs in Planning	20.00
McGraw Hill Book Co.	1 copy — Housing, People & Cities	10.97
Turkey Run Inn	Advance registration for IURA Conference (June 16 - 17)	10.00
Lewis & Christen	1 Waste Basket	5.30
Allen Wood Products	Building supplies (Hanna-Creighton office)	14.07
	TOTAL	\$ 508.31

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
Community Renewal Program Account Ind. R-24 (CR)		
Lincoln Graphic Corporation	Drafting supplies and sepia	\$ 12.65
Carl Feiss	Travel expense and services Re: CRP	326.46
Hammer & Company	Consulting services Re: CRP	<u>2,000.00</u>
TOTAL		\$2,339.11

Financial Statement — March 31, 1962

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
1 <u>Services Personal</u>				
11 Salaries and Wages Regular	\$ 55,600.	\$ 7,584.52	\$ 48,015.48	\$
12 Salaries and Wages Temporary	5,000.	858.45	4,141.55	
13 Public Employees' Retirement Fund	<u>1,600.</u>	<u>462.94</u>	<u>1,137.06</u>	
	\$ 62,200.	\$ 8,905.91	\$ 53,294.09	
2 <u>Services Contractual</u>				
21 <u>Communication &amp; Transportation</u>				
212 Postage	\$ 500.	\$ 62.00	\$ 438.00	\$
213 Travel Expense	2,000.	48.65	1,951.35	
214 Telephone & Telegraph	500.	155.80	344.20	
24 <u>Printing &amp; Advertising</u>				
241 Advertising & Publication of Notice	1,000.		1,000.00	
242 Printing, other than office supplies	3,000.	29.00	2,971.00	
243 Photography & Blueprints	500.	101.52	398.48	
25 <u>Repairs</u>				
252 Repairs to Equipment	200.	40.09	159.91	
26 <u>Other Contractual Services</u>				
261 Legal	2,400.		2,400.00	
262 Appraisals	7,000.	1,500.00	5,500.00	
263 Consulting Services	<u>15,000.</u>	<u>5,000.00</u>	<u>10,000.00</u>	<u>13,000.00*</u>
	\$ 32,100.	\$ 6,937.06	\$ 25,162.94	\$13,000.00
3 <u>Supplies</u>				
32 <u>Garage and Motor Supplies</u>				
321 Gasoline	\$ 300.	\$ 45.41	\$ 254.59	\$
322 Oil	60.		60.00	
324 Other garage & motor supplies	140.	6.02	133.98	
36 <u>Office Supplies</u>				
361 Official Records	100.		100.00	
362 Stationery	400.	10.74	389.26	11.95
363 Other office supplies	<u>800.</u>	<u>172.82</u>	<u>627.18</u>	<u>15.80</u>
	\$ 1,800.	\$ 234.99	\$ 1,565.01	\$ 27.75
5 <u>Current Charges</u>				
51 Insurance, including Commissioner's Bond Premium	\$ 500.	\$ 262.50	\$ 237.50	\$
55 Subscriptions and dues	<u>500.</u>	<u>50.50</u>	<u>449.50</u>	
	\$ 1,000.	\$ 313.00	\$ 687.00	
7 <u>Properties</u>				
721 Furniture & Fixtures	\$ 1,000.	\$ 131.44	\$ 868.56	\$
726 Other Equipment	800.	6.25	793.75	
727 Real Estate	<u>199,300.</u>		<u>199,300.00</u>	
	\$201,100.	\$ 137.69	\$200,962.31	\$
TOTALS	\$298,200.	\$16,528.65	\$281,671.35	\$13,027.75
1959 Balance	\$ 821.53			
1960 Balance	1,914.43			
1961 Balance	<u>191,664.35</u>			
Total	\$194,400.31			

\*Hammer & Co. - \$9,000 and Blair Associates - \$4,000



Financial Statement — April 30, 1962

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
1 <u>Services Personal</u>				
11 Salaries and Wages Regular	\$ 55,600.	\$ 9,953.72	\$ 45,646.28	\$ 118.45
12 Salaries and Wages Temporary	5,000.	858.45	4,141.55	
13 Public Employes' Retirement Fund	1,600.	1,142.07	457.93	
	<u>\$ 62,200.</u>	<u>\$11,954.24</u>	<u>\$ 50,245.76</u>	<u>\$ 118.45</u>
2 <u>Services Contractual</u>				
21 <u>Communication &amp; Transportation</u>				
212 Postage	\$ 500.	\$ 62.00	\$ 438.00	\$
213 Travel Expense	2,000.	214.21	1,785.79	
214 Telephone & Telegraph	500.	182.10	317.90	
24 <u>Printing &amp; Advertising</u>				
241 Advertising & Publication of Notice	1,000.		1,000.00	
242 Printing, other than office supplies	3,000.	298.50	2,701.50	
243 Photofraphy & Blueprints	500.	101.52	398.48	13.24
25 <u>Repairs</u>				
252 Repairs to Equipment	200.	40.09	159.91	
26 <u>Other Contractual Services</u>				
261 Legal	2,400.		2,400.00	
262 Appraisals	7,000.	1,500.00	5,500.00	
263 Consulting Services	15,000.	14,000.00	1,000.00	4,000.00*
	<u>\$ 32,100.</u>	<u>\$16,398.42</u>	<u>\$ 15,701.58</u>	<u>\$4,013.24</u>
3 <u>Supplies</u>				
32 <u>Garage and Motor Supplies</u>				
321 Gasoline	\$ 300.	\$ 45.41	\$ 254.59	\$
322 Oil	60.		60.00	
324 Other garage & motor supplies	140.	6.02	133.98	
36 <u>Office Supplies</u>				
361 Official Records	100.		100.00	
362 Stationery	400.	22.69	377.31	
363 Other office supplies	800.	185.67	614.33	
	<u>\$ 1,800.</u>	<u>\$ 259.79</u>	<u>\$ 1,540.21</u>	<u>\$</u>
5 <u>Current Charges</u>				
51 Insurance, including Com- missioner's Bond Premium	\$ 500.	\$ 262.50	\$ 237.50	\$
55 Subscriptions and dues	500.	50.50	449.50	20.00
	<u>\$ 1,000.</u>	<u>\$ 313.00</u>	<u>\$ 687.00</u>	<u>\$ 20.00</u>
7 <u>Properties</u>				
721 Furniture & Fixtures	\$ 1,000.	\$ 134.39	\$ 865.61	\$
726 Other Equipment	800.	6.25	793.75	
727 Real Estate	199,300.		199,300.00	
	<u>\$201,100.</u>	<u>\$ 140.64</u>	<u>\$200,959.36</u>	<u>\$</u>
	<u>Totals</u>	<u>\$298,200.</u>	<u>\$29,066.09</u>	<u>\$269,133.91</u>
1959 Balance	\$ 821.53			
1960 Balance	1,914.43			
1961 Balance	<u>191,664.35</u>			
Total	\$194,400.31			

\*Blair Associates

Financial Statement — May 31, 1962

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
1 <u>Services Personal</u>				
11 Salaries and Wages Regular	\$ 55,600.	\$12,222.92	\$ 43,377.08	\$ 393.80
12 Salaries and Wages Temporary	5,000.	858.45	4,141.55	
13 Public Employees' Retirement Fund	1,600.	1,142.07	457.93	
	<u>\$ 62,200.</u>	<u>\$14,223.44</u>	<u>\$ 47,976.56</u>	<u>\$ 393.80</u>
2 <u>Services Contractual</u>				
21 <u>Communication &amp; Transportation</u>				
212 Postage	\$ 500.	\$ 62.00	\$ 438.00	\$
213 Travel Expense	2,000.	214.21	1,785.79	
214 Telephone & Telegraph	500.	182.10	317.90	37.35
24 <u>Printing &amp; Advertising</u>				
241 Advertising & Publication of Notice	1,000.		1,000.00	
242 Printing, other than office supplies	3,000.	298.50	2,701.50	
243 Photography & Blueprints	500.	101.52	398.48	13.24
25 <u>Repairs</u>				
252 Repairs to Equipment	200.	40.09	159.91	
26 <u>Other Contractual Services</u>				
261 Legal	2,400.		2,400.00	
262 Appraisals	7,000.	1,500.00	5,500.00	
263 Consulting Services	15,000.	14,000.00	1,000.00	4,000.00*
	<u>\$ 32,100.</u>	<u>\$16,398.42</u>	<u>\$ 15,701.58</u>	<u>\$4,050.59</u>
3 <u>Supplies</u>				
32 <u>Garage and Motor Supplies</u>				
321 Gasoline	\$ 300.	\$ 45.41	\$ 254.59	\$ 19.51
322 Oil	60.		60.00	1.00
324 Other garage & motor supplies	140.	6.02	133.98	
36 <u>Office Supplies</u>				
361 Official Records	100.		100.00	
362 Stationery	400.	22.69	377.31	32.55
363 Other office supplies	800.	185.67	614.33	47.28
	<u>\$ 1,800.</u>	<u>\$ 259.79</u>	<u>\$ 1,540.21</u>	<u>\$ 100.34</u>
5 <u>Current Charges</u>				
51 Insurance, including Commissioner's Bond Premium	\$ 500.	\$ 262.50	\$ 237.50	\$
55 Subscriptions and dues	500.	50.50	449.50	57.29
	<u>\$ 1,000.</u>	<u>\$ 313.00</u>	<u>\$ 687.00</u>	<u>\$ 57.29</u>
7 <u>Properties</u>				
721 Furniture & Fixtures	\$ 1,000.	\$ 134.39	\$ 865.61	\$ 14.07
726 Other Equipment	800.	6.25	793.75	5.30
727 Real Estate	199,300.		199,300.00	
	<u>\$201,100.</u>	<u>\$ 140.64</u>	<u>\$200,959.36</u>	<u>\$ 19.37</u>
TOTALS	\$298,200.	\$31,335.29	\$266,864.71	\$4,621.39
1959 Balance	\$ 821.53			
1960 Balance	1,914.43			
1961 Balance	<u>191,664.35</u>			
Total	\$194,400.31			
Disbursed from Cash	<u>\$ 553.84**</u>			
Balance	\$193,846.47			

\*Blair Associates

\*\*Salary for Walter A. Rollins. Cash Account will be reimbursed from the Hanna-Creighton GNRP Account when federal funds are received.

Signed: Leon C. Swager  
Secretary

Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

MINUTES

DATE: June 21, 1962, 8:15 p.m.

PLACE: Office — Department of Redevelopment

MEMBERS PRESENT: D. P. McDonald, Jr.  
W. V. Sowers  
L. C. Swager

MEMBERS ABSENT: P. Clarke  
M. G. Scott

STAFF PRESENT: J. R. Crozier  
W. A. Schacht  
W. A. Rollins

OTHERS PRESENT: Robert W. Siler, Jr. (Hammer & Company)  
Jerry Huddleston (Journal-Gazette)

THREE RIVERS REDEVELOPMENT PROJECT

The Commission heard a report from Robert W. Siler, Jr. of Hammer and Company Associates concerning the marketability report for the Three Rivers Project. Siler said that the report would be available in the very near future in its final printed form; that data presently available showed that market support for the apartment units proposed by the Redevelopment Commission would be easily found. In fact, a most conservative projection of market support for 300 units on the Three Rivers site could be made.

On the conclusion of the report, it was moved by W. F. Sowers and seconded by L. C. Swager that the Redevelopment Commission hold the public hearing on the Three Rivers Project. Motion passed unanimously.

ADJOURNMENT

There being no further business, the meeting adjourned at approximately 9:15 p.m.

Signed: Leon C. Swager  
Secretary



Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

## MINUTES

DATE: July 12, 1962, 7:30 p.m.

PLACE: Office — Department of Redevelopment

Members Present:           P. Clarke  
                              D. P. McDonald, Jr.  
                              L. C. Swager

Members Absent:          M. G. Scott  
                              W. V. Sowers

Staff Present:            J. R. Crozier  
                              W. A. Schacht

## APPROVALS

A. Vouchers (List attached)

Motion: L. C. Swager. Second: D. P. McDonald, Jr. Motion passed unanimously.

## 1963 PROPOSED BUDGET

The Commissioners were given a copy of the 1963 proposed budget and after discussion, it was moved by D. P. McDonald, Jr. and seconded by L. C. Swager that the proposed budget be approved. Motion passed unanimously. The proposed budget is attached hereto and made part of these minutes.

The Commissioners were also reminded of the budget hearing with the City Council, scheduled for Monday, July 16, 1962, 7:30 p.m. in the Council Chambers.

## GMRP CONSULTANT CONTRACTS

The Commission was advised that the Urban Renewal Administration had concurred with the contracts submitted by Hammer and Company Associates and City Planning Associates, Inc. The executive director also advised the Commission that at the suggestion of the Urban Renewal Administration, item 202(b) of City Planning Associates' contract ("assist the LPA in a preliminary analysis of relocation needs and anticipated local resources for satisfying these requirements . . .") had been deleted, as this work is to be performed by the Redevelopment Commission, and that the deletion of this item had brought about a reduction in the overall contract in the amount of \$500. Therefore, the Commission moved to retain these two consultants and the contracts were executed. Fees for these contracts are to be paid from the federal grant received for the Hanna-Creighton General Neighborhood Renewal Plan. Motion: L. C. Swager. Second: D. P. McDonald, Jr. Motion passed unanimously.

## ADJOURNMENT

There being no further business, the meeting adjourned at approximately 8:45 p.m.

Vouchers Approved  
July 12, 1962

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
Public Employees' Retirement Fund, PERF	PERF payment for second quarter ending June 30, 1962	\$228.01
General Telephone Company	Telephone Expense, June 11 - July 11, 1962	28.67
James R. Crozier	Travel Expense to Chicago July 11, 1962	17.17
City Utilities	Transportation expense, misc. material	10.30
Dictaphone Corporation	Dictaphone Belts	6.00
Shrex of Fort Wayne	Office supplies	5.37
ASPO	Membership, July 1, 1962 - July 1, 1963	15.00
North Central Regional Council, NAHRO	Agency membership (1 year)	10.00
NAHRO	Membership, July 1, 1962 - July 1, 1963; 1 copy of "Change For the Better"	13.00
Institute For Social Science Research	1 copy "Renewing America's Cities"	5.00
	TOTAL	<u>\$338.52</u>

Note: On July 6, 1962, Mr. McDonald approved a claim in the amount of \$250.55 covering the OASI payment for the second quarter ending June 30, 1962.

Community Renewal Program Account  
Ind. R-24 (CR)

Director of Internal Revenue	Employee withholding tax for second quarter ending 6/30/62	\$284.93
Gross Income Tax Division	Employee withholding tax for second quarter ending 6/30/62	28.52
Lincoln Graphic Corporation	Drafting supplies	<u>27.00</u>
	TOTAL	<u>\$340.45</u>

Note: On July 6, 1962, Mr. McDonald approved a claim in the amount of \$68.97 covering employee withholdings for OASI for the second quarter ending June 30, 1962.

Vouchers Approved  
June 27, 1962

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
James R. Crozier	Travel expense to Turkey Run State Park to attend IURA Conf.	\$ 21.50
Wayne A. Schacht	" " " " " "	20.55
Neuman Studio	Photograph (Hanna-Creighton)	1.25
Lincoln Printing Corp.	Envelopes	47.15
Indiana Carbon Company	Carbon (Orange)	8.38
Office Systems, Inc.	Refills for Thermo-Fax Pens	1.54

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
Lincoln Graphic Corp.	Drafting Supplies	\$ 2.00
General Improvement	1 copy -- A Guide to Housing	5.50
Contractors Association	Rehabilitation	
Architectural Forum	1-year subscription	<u>6.50</u>
	TOTAL	\$114.37

Community Renewal Program Account  
Ind. R-24 (CR)

Lincoln Graphic Corporation	Drafting & office supplies	\$ 43.00
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## FORT WAYNE REDEVELOPMENT COMMISSION

### 1963 Proposed Budget

	<u>1962</u>	<u>1963</u>
1 SERVICES PERSONAL		
11 Salaries and Wages Regular		
111 Executive Director		\$ 14,200.
112 Associate Director		8,500.
113 Senior Planner		6,800.
114 Secretary-Bookkeeper		4,200.
115 Draftsman		<u>5,200.</u>
Total Salaries Regular	\$ 55,600.	\$ 38,900.
12 Salaries and Wages Temporary	\$ 5,000.	\$ 5,000.
13 Public Employes' Retirement Fund	<u>\$ 1,000.</u>	
TOTAL SERVICES PERS ONAL	\$ 62,200.	\$ 43,900.
2 SERVICES CONTRACTUAL		
21 Communication and transportation		
212 Postage		\$ 500.
213 Travel Expense		1,500.
214 Telephone and Telegraph		500.
24 Printing and advertising		
241 Printing, Other than Office Supplies		500.
242 Advertising and Publication of Notice		1,000.
243 Photography and Blueprints		500.
25 Repairs		
252 Repairs to Equipment		200.
26 Other Contractual Services		
261 Legal		2,400.
262 Appraisals		7,000.
263 Consulting Services		<u>5,000.</u>
TOTAL SERVICES CONTRACTUAL	\$ 32,100.	\$ 19,100.
3 SUPPLIES		
32 Garage and Motor Supplies		
321 Gasoline		\$ 200.
322 Oil		60.
324 Other Garage and Motor Supplies		140.
36 Office Supplies		
361 Official Records		100.
362 Stationery		400.
363 Other Office Supplies		<u>800.</u>



	<u>1962</u>	<u>1963</u>
TOTAL SUPPLIES	\$ 1,800.	\$ 1,700.
5 CURRENT CHARGES		
51 Insurance		\$ 150.
55 Subscriptions and Dues		400.
56 Premium on Official Bonds		<u>350.</u>
TOTAL CURRENT CHARGES	\$ 1,000.	\$ 900.
6 CURRENT OBLIGATIONS		
62 Retirement and Social Security - City's Share		\$ 2,383.
7 PROPERTIES		
72 Equipment		
721 Furniture and Fixtures		\$ 1,000.
726 Other Equipment		200.
727 Real Estate		<u>229,017.</u>
TOTAL PROPERTIES	\$201,100.	\$230,217.
TOTAL APPROPRIATION	\$298,200.	\$298,200.

Signed: Leon C. Swager  
Secretary

Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

### MINUTES

DATE: August 2, 1962, 7:30 p.m.

PLACE: Office — Department of Redevelopment

MEMBERS PRESENT: P. Clarke  
D. P. McDonald Jr.  
L. C. Swager  
M. G. Scott

MEMBERS ABSENT: None

STAFF PRESENT: J. R. Crozier  
W. A. Schacht  
W. A. Rollins

OTHERS PRESENT: Jerry Huddleston (Journal-Gazette)

## CONFIRMING ORDER - THREE RIVERS PROJECT

The Commission discussed the attached confirming order of the Three Rivers Redevelopment Project. After full consideration, the approval of the confirming order was moved by D. P. McDonald and seconded by L. C. Swager. The motion passed unanimously.

## AMENDMENT 2 - PERSONNEL POLICY

The Commission approved the following Amendment to the Personnel Policy:

Position: Senior Urban Renewal Planner

Qualifications: Bachelor's degree in city planning with one year responsible experience, or degree in allied field, with two years experience in planning or urban renewal.

Yearly Rate: \$6,800 to \$7,200

The salary level for this position has been related to a planner's position with the Fort Wayne City Plan Commission. Both jobs are similar in scope and in responsibilities.

## ADJOURNMENT

There being no further business, the meeting adjourned at approximately 8:45 p. m.

### CITY OF FORT WAYNE DEPARTMENT OF REDEVELOPMENT CONFIRMATORY RESOLUTION ONE THREE RIVERS PROJECT

ADOPTED August 2, 1962

WHEREAS, following the adoption of Declaratory Resolution One, Three Rivers Project, by the Fort Wayne Redevelopment Commission on January 18, 1962, the same, together with the supporting data, was submitted to the Fort Wayne City Plan Commission, which Plan Commission, on February 19, 1962, issued its written order determining that said Declaratory Resolution One and the redevelopment Plan conformed to the master plan of development for said city and approving such Resolution and plan proposed with three exceptions; and

WHEREAS, said Redevelopment Commission did on February 26, 1962, adopt Amendment One to Declaratory Resolution One, Three Rivers Project, to conform to the requirements of the Fort Wayne City Plan Commission; and

WHEREAS, following the adoption of Amendment One to Declaratory Resolution One, Three Rivers Project, the same, together with the supporting data, was submitted to the Fort Wayne City Plan Commission, which Plan Commission, on March 26, 1962, issued its Resolution affirming that said Declaratory Resolution One as amended by Amendment One thereto and the Three Rivers Redevelopment Project, including all supporting data, conformed to the Master Plan of the City of Fort Wayne; and

WHEREAS, following the adoption of Declaratory Resolution One and Amendment One thereto, Three Rivers Project, the same, together with the supporting data and the Fort Wayne City Plan Commission approval, was submitted to the Common Council of the City of Fort Wayne, Indiana, which Council, on March 27, 1962, approved, ratified and confirmed the actions of the Redevelopment Commission and the Fort Wayne City Plan Commission with respect to said Declaratory Resolution One and Amendment One thereto, Three Rivers Project; and

WHEREAS, upon receipt of the written order of approval of the Plan Commission and approval of the Common Council of the City of Fort Wayne, the Redevelopment Commission caused notice of the adoption of Declaratory Resolution One and Amendment One thereto, Three Rivers Project, and purport thereof, of the fact that maps and plats were prepared and could be inspected at the office of the Redevelopment Department, and that a public hearing would be held on July 25, 1962, at 7:30 o'clock P. M. (EST) at the Council Chambers in the Fort Wayne City Hall, at which hearing remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed project would be received and heard by the Commissioners and the public utility and benefit of said project would be finally determined by the Commission, which notice was published in the Fort Wayne Journal Gazette and the Fort Wayne News-Sentinel once each week for two consecutive weeks, the last publication in each instance being at least ten (10) days before the date fixed for the hearing; and

WHEREAS, said public hearing was held on July 25, 1962, at the time and place mentioned in the public notice; and

WHEREAS, no written remonstrances or objections were received prior to or during said public hearing; and

WHEREAS, at such public hearing, no person interested in or affected by said proceedings voiced any opposition to or presented any remonstrance or objection to said Declaratory Resolution One and Amendment One, Three Rivers Project, and, therefore, the Commission is now prepared to take final action thereon;

THE COMMISSION NOW FINDS, after careful consideration of comments made at said hearing and upon further review of the entire proceedings, that the acquisition and redevelopment of the property in the blighted area referred to in said Declaratory Resolution One and Amendment One thereto, Three Rivers Project, adopted by the Commission on January 18, 1962 and February 26, 1962, respectively, and described as follows, to-wit:

A triangular tract; bordered on the North by the North border of Superior Street; on the East by the East border of Borden Street; on the Southeast by the South border of Columbia Street; on the Southwest by the Nickel Plate elevation, and on the West by the East border of Lafayette Street.

and said proposed project is of public utility and benefit and that said Declaratory Resolution as amended should be confirmed.



NOW THEREFORE, BE IT RESOLVED by the Fort Wayne Redevelopment Commission that the proposed project and acquisition of said property and the plan of redevelopment as set forth in Declaratory Resolution One and Amendment One thereto, Three Rivers Project, adopted by the Commission, is of public utility and benefit and said resolution as amended is now hereby confirmed.

Adopted at the regular meeting of the Fort Wayne Redevelopment Commission at 7:30 o'clock P. M. (EST), August 2, 1962, in the office of the Commission at 425 South Calhoun Street, Fort Wayne, Indiana and duly recorded in the records of said Fort Wayne Redevelopment Commission.

Financial Statement — July 31, 1962

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
1 <u>Services Personal</u>				
11 Salaries and Wages Regular	\$ 55,600.	\$16,484.40	\$ 39,115.60	\$ 635.32
12 Salaries and Wages Temporary	5,000.	858.45	4,141.55	105.50
13 Public Employees' Retirement Fund	<u>1,600.</u>	<u>1,620.63</u>	<u>-20.63</u>	
	\$ 62,200.	\$18,963.48	\$ 43,236.52	\$ 740.32
2 <u>Services Contractual</u>				
21 <u>Communication &amp; Transportation</u>				
212 Postage	\$ 500.	\$ 128.00	\$ 372.00	\$
213 Travel Expense	2,000.	470.18	1,529.82	
214 Telephone & Telegraph	500.	254.62	245.38	38.51
24 <u>Printing &amp; Advertising</u>				
241 Advertising & Publication of Notice	1,000.		1,000.00	31.64
242 Printing, other than office supplies	3,000.	298.50	2,701.50	
243 Photography & Blueprints	500.	116.69	383.31	
25 <u>Repairs</u>				
252 Repairs to Equipment	200.	40.09	159.91	
26 <u>Other Contractual Services</u>				
261 Legal	2,400.		2,400.00	50.00
262 Appraisals	7,000.	1,500.00	5,500.00	
263 Consulting Services	<u>15,000.</u>	<u>14,000.00</u>	<u>1,000.00</u>	<u>4,000.00*</u>
	\$ 32,100.	\$16,808.08	\$ 15,291.92	\$4,120.15
3 <u>Supplies</u>				
32 <u>Garage &amp; Motor Supplies</u>				
321 Gasoline	\$ 300.	\$ 69.98	\$ 230.02	\$ 6.12
322 Oil	60.	1.00	59.00	
324 Other garage & motor supplies	140.	11.26	128.74	
36 <u>Office Supplies</u>				
361 Official Records	100.		100.00	
362 Stationery	400.	102.34	297.66	
363 Other office supplies	<u>800.</u>	<u>255.66</u>	<u>544.34</u>	<u>1.62</u>
	\$ 1,800.	\$ 440.24	\$ 1,359.76	\$ 7.74
5 <u>Current Charges</u>				
51 Insurance, including Commissioner's Bond Premium	\$ 500.	\$ 262.50	\$ 237.50	\$
55 Subscriptions and dues	<u>500.</u>	<u>156.29</u>	<u>343.71</u>	<u>60.00</u>
	\$ 1,000.	\$ 418.79	\$ 581.21	\$ 60.00

\* Blair Associates

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
7 <u>Properties</u>				
721 Furniture & Fixtures	\$ 1,000.	\$ 153.76	\$ 846.24	\$
726 Other Equipment	800.	14.17	785.83	356.83
727 Real Estate	199,300.		199,300.00	
	<u>\$201,100.</u>	<u>\$ 167.93</u>	<u>\$200,932.07</u>	<u>\$ 356.83</u>
TOTALS	\$298,200.	\$36,798.52	\$261,401.48	\$5,285.04

1959 Balance	\$ 821.53
1960 Balance	1,914.43
1961 Balance	<u>191,664.35</u>

Total	\$194,400.31
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Disbursed from Cash	<u>\$ 1,962.27*</u>
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Balance	\$192,438.04
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\*Salary for Walter A. Rollins and Pauline M. Pipenbrink. Cash Account will be reimbursed from the Hanna-Creighton GNRP Account when federal funds are received.

Signed: Leon C. Swager  
Secretary

Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

#### MINUTES

DATE: August 16, 1962, 7:30 p.m.

PLACE: Office — Department of Redevelopment

MEMBERS PRESENT: D. P. McDonald, Jr.  
M. G. Scott  
L. C. Swager

MEMBERS ABSENT: P. Clarke

STAFF PRESENT: J. R. Crozier  
W. A. Rollins  
W. A. Schacht

OTHERS PRESENT: Jerry Huddleston (Journal-Gazette)

#### APPROVALS

a. Vouchers (list attached)

Motion: L. C. Swager, Second: M. G. Scott. Motion passed unanimously.

## THREE RIVERS PROJECT

The executive director reported that the Commission had received proposals covering the second and third re-use appraisals for the Three Rivers Project from Ronald E. Gettel of Waterfield Mortgage Company, and James W. Roth, and that the appraisal reports would be submitted to the Commission prior to September 17, 1962, at a fee of \$500 each. The Commission then reviewed and discussed the proposals and it was unanimously agreed that the Commission retain both Ronald E. Gettel and James W. Roth to perform the second and third re-use appraisals for the Three Rivers Project. Motion: L. C. Swager. Second: M. G. Scott. Motion passed unanimously.

## HANNA-CREIGHTON GNRP

The executive director explained to the Commission that in order to meet the requirements of the Urban Renewal Administration, it was necessary for the Commission to adopt a resolution covering the checksigning procedure for funds allocated for the Hanna-Creighton Project. The following resolution was introduced, and following discussion by the Commission the resolution was adopted. Motion: L. C. Swager. Second: M. G. Scott. Motion passed unanimously.

### Resolution

WHEREAS, under Title I of the Housing Act of 1949, as amended, the Housing and Home Finance Administrator is authorized to extend financial assistance to localities in the elimination and prevention of the spread of their slums and urban blight through the planning and undertaking of urban renewal projects; and

WHEREAS, under Section 102(d) of Title I, the Housing and Home Finance Administrator may make advances of funds for the preparation of General Neighborhood Renewal Plans for urban renewal areas of such scope that the urban renewal activities therein may have to be carried out in stages over a period of not more than 10 years; and

WHEREAS, the Fort Wayne Redevelopment Commission has received a grant for the Hanna-Creighton General Neighborhood Renewal Plan in the amount of \$44,770; and

WHEREAS, these funds are deposited in a separate account entitled, "General Neighborhood Renewal Plan Account, Contract Ind. R-36(GN)(A)."

NOW, THEREFORE, BE IT RESOLVED by the Fort Wayne Redevelopment Commission as follows:

1. George Gable, Controller, City of Fort Wayne, Indiana, shall be designated as checksigner, and Harlan Pressler, Treasurer, City of Fort Wayne, Indiana, as check counter-signer.
2. The bank or banks which are depositories of funds provided for the Title I program shall honor checks signed by the designated persons without ascertaining whether or not the first designated checksigner or countersigner was available when the check was signed.

BE IT FURTHER RESOLVED that this resolution is in accordance with Section 30.5.1 of the Urban Renewal Manual.



## ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 8:15 p. m.

### Vouchers Approved August 16, 1962

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
City Utilities	Charge for Ext. 286 - July 6 through Sept. 6; Transportation expense - June 1 through June 30	\$ 18.63
General Telephone Co.	Telephone Expense - July 11-August 11	32.01
Ft. Wayne Newspapers	Publication of legal ad	31.64
Otto E. Grant	Legal Services - June 7 - July 7	50.00
Hammer and Company	Marketability Report	1,500.00
Standard Oil Company	Gasoline	6.12
Shrex of Ft. Wayne	Misc. office supplies	5.52
IBM	Typewriter Ribbons	12.05
IBM	Typewriter Purchase	356.83
	TOTAL	<u>\$2,012.80</u>

### Community Renewal Program Account Ind. R-24 (CR)

Hammer and Company	Consulting Services June and July payments	\$4,000.00
Carl Feiss	Consulting Services July 17, 18 and 19	863.61
	TOTAL	<u>\$4,863.61</u>

### Hanna-Creighton GNRP Account Ind. R-36 (GN)(A)

Lewis & Christen	Rental of office furniture of 6 months (June 1-Dec. 1, 62)	\$ 290.70
General Telephone Co.	Installation and Service - May 18 to August 21, 1962	62.29
Frank W. King Agency	Fidelity Bond Insurance	62.50
Growth Industries, Inc.	Electric Service - June, 1962	10.00
Needham's Typewriter Co.	Typewriter Rental for 6 months @ \$15/mo. (May 17-Nov. 17, 62)	90.00
The Janitors Supply Co.	Janitorial supplies	10.50
Loos Insurance	Fidelity Bond, Liability and Workmen's Compensation Insurance	118.52
The Howard Company	Films and Processing from June 27 - July 25, 1962	56.71
City Utilities	Supplies; Water Service from June 5 - August 3, 1962	16.10
Walter A. Rollins	Travel Expense to Chicago (Relocation Conference) June 6-8, 1962	82.10
Otto E. Grant, Jr.	Legal Services - June 7 - August 7, 1962	150.00
	TOTAL	<u>\$ 949.42</u>

Signed: Leon C. Swager  
Secretary

MINUTES

DATE: August 30, 1962, 7:30 p.m.

PLACE: Office — Department of Redevelopment

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
L. C. Swager

MEMBERS ABSENT: M. G. Scott

STAFF PRESENT: J. R. Crozier  
W. A. Rollins  
W. A. Schacht

OTHERS PRESENT: Jerry Huddleston (Journal-Gazette)

APPROVALS

a. Minutes — June 7, June 21, July 12\*, August 2, and August 16, 1962.  
Motion for approval: L. C. Swager - Second: D. P. McDonald, Jr.  
Motion passed unanimously.

\*With the exception that the list of vouchers dated June 27, 1962, shall be included with the Minutes of July 12, 1962.

b. Extracts from the Minutes of a Special Meeting held May 10, 1962.  
Motion for approval: L. C. Swager - Second: D. P. McDonald, Jr.  
Motion passed unanimously.

SIGNING OF THREE RIVERS DECLARATORY RESOLUTION

The Redevelopment Commission authorized its Secretary, L. C. Swager, to certify and file the Declaratory Resolution on the Three Rivers Project. The form of certificate has been prepared by the Redevelopment Attorney, Otto E. Grant. Motion was made by D. P. McDonald, Jr., and seconded by L. C. Swager. Motion passed unanimously.

DEVELOPMENT INTEREST — THREE RIVERS PROJECT

The Redevelopment Commission authorized its Executive Director to work with potential developers for the Three Rivers Project and to supply the developers with the marketability report and other available information. The Executive Director was also authorized to investigate the cost of advertising the availability of land in a national newspaper.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 8:15, p.m.

Signed: Leon C. Swager  
Secretary

Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

## MINUTES

DATE: September 27, 1962, 7:30 p.m.

PLACE: Office — Department of Redevelopment

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
L. C. Swager

MEMBERS ABSENT: M. G. Scott

STAFF PRESENT: J. R. Crozier  
W. A. Rollins  
W. A. Schacht

OTHERS PRESENT: Jerry Huddleston (Journal-Gazette)  
T. Brooks Brademas (City Planning Associates)  
Frederick G. Cecchi (City Planning Associates)

## APPROVALS

- a. Vouchers - September 20 and 27, 1962. (List attached) Motion for approval : L. C. Swager - Second: D. P. McDonald, Jr. Motion passed unanimously.

## HANNA-CREIGHTON NEIGHBORHOOD RENEWAL PLAN

The physical plan for the renewal of the Hanna-Creighton neighborhood was presented by T. Brooks Brademas of City Planning Associates, Inc.

Highlights of the plan include:

1. An industrial park along the railroad
2. A centrally located site suitable for school and playground
3. New commercial sites
4. Two areas reserved for new housing, possible garden-type apartments
5. Street widenings; Creighton Avenue, Hanna Street, S. Anthony Blvd.

The plan also calls for conservation and rehabilitation of the section of the neighborhood south of Buchanan Street and west of Bowser.

A summary of the marketability study that Hammer & Company Associates prepared for the neighborhood was also presented. The marketability report indicates that land offered for sale in the redevelopment project could be marketed in less than five years.

The Commission asked that the plan be presented at the Hanna-Creighton field office on Thursday night, October 4, at 7:30 p.m. so that interested citizens could attend. In addition, the Commission decided to attempt to schedule the approval by the Fort Wayne City Plan Commission at the Plan Commission's meeting on October 15, 1962.

## THREE RIVERS REDEVELOPMENT PROJECT

It was reported that the three re-use appraisals had been received. It was suggested the Commission hold an executive session to discuss the appraisals prior to setting the average of the three re-use appraisals as the offering price for project land.



## ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 9:00 p. m.

### Vouchers Approved September 20, 1962

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
Superintendent of Documents	Document Coupons	\$ 20.00
A. N. Smith, Postmaster	Postage Stamps	52.00
City Utilities	Telephone expense for month of September, 1962	6.50
Shrex of Ft. Wayne	Office Supplies	23.28
Lincoln-Graphic Corp.	Film	7.88
American Institute of Planners	Membership dues 7/1/62-7/1/63	60.00
Office Systems, Inc.	Thermo-Fax copy paper	52.75
City Utilities	Transportation expense for July 1 through July 31, 1962	18.44
General Telephone Co.	Telephone expense - Aug. 11 to Sept. 11, 1962	49.43
Otto E. Grant, Jr., Attorney	Legal Services - July 7-Sept. 11, 1962	50.00
Lincoln-Graphic Corp.	Film	10.33
James W. Roth, Appraiser	Re-use appraisal - Three Rivers	500.00
Ronald E. Gettel, Appraiser	Re-use appraisal - Three Rivers	<u>500.00</u>
	TOTAL	\$1,350.61

### Community Renewal Program Account Ind. R-24(CR)

Hammer & Company	Consulting Services for August	\$2,000.00
Carl Feiss	Consulting Services - August 21 to August 23, 1962.	888.36
Lincoln-Graphic Corp.	Misc. Drafting supplies	<u>23.00</u>
	TOTAL	\$2,911.36

### Hanna-Creighton GNRP Account Ind. R-36(GN)(A)

Indiana & Michigan Electric Co.	Service from 7/19 to 8/16/62	\$ .50
General Telephone Co.	Install. and service	24.30
Indiana Stamp and Seal Co.	Rubber Stamp	1.80
Shrex of Fort Wayne	Office supplies	26.25
Otto E. Grant, Jr. Attorney	Legal Services 7/7 to 8/7/62	150.00
City Planning Associates	Preparation of Renewal Plan	8,000.00
Otto E. Grant, Jr. Attorney	Legal Services 8/7 to 9/7/62	<u>150.00</u>
	TOTAL	\$8,352.85

Vouchers Approved  
September 27, 1962

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
City Utilities	Transportation expense, Aug. 1 through Aug. 31, 1962.	\$ 15.05
	Material for car repair	
General Telephone Co.	Local and Long Distance serv.	35.28
Otto E. Grant, Jr.	Legal services Aug. 7 to Sept. 7, 1962	50.00
Hammer & Co. Associates	50 additional copies of Three Rivers Marketability Report	62.50
	TOTAL	\$ 162.83

Community Renewal Program Account  
Ind. R-24(CR)

Hammer & Co. Associates	Consulting services - Sept. payment	\$2,000.00
Lincoln-Graphic Corp.	Misc. drafting supplies	6.00
Fisher Bros. Paper Co.	Misc. drafting supplies	1.03
Public Employees' Retirement Fund (OASI)	Social Security Payment for 3rd quarter ending Sept. 30, 62 (Employees' Share)	83.26
Gross Income Tax Division	Gross income tax withholdings for 3rd quarter of 1962	33.46
Director of Internal Revenue	Federal income tax withholdings for 3rd quarter of 1962	364.20
	TOTAL	\$2,487.95

Hanna-Creighton GNRP Account  
Ind. R-36 (GN)(A)

A. N. Smith, Postmaster	Postage Stamps	\$ 20.00
City Utilities	Water and Electric Service	7.50
Hammer & Co. Associates	Consulting services - Initial Payment	2,500.00
Director of Internal Revenue	Federal income tax withholdings for 3rd quarter of 1962	127.40
Gross Income Tax Division	Gross income tax withholdings for 3rd quarter of 1962	9.86
Public Employees' Retirement Fund (FICA)	Social Security Payment for 3rd quarter of 1962. (Employer's and Employees' Share)	51.00
	TOTAL	\$2,715.76

Signed: \_\_\_\_\_

Secretary

Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

### MINUTES

DATE: October 18, 1962, 7:30 p.m.

PLACE: Office — Department of Redevelopment

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
L. C. Swager  
M. G. Scott

MEMBERS ABSENT: None

STAFF PRESENT: J. R. Crozier  
W. A. Rollins  
W. A. Schacht

OTHERS PRESENT: Jerry Huddleston (Journal-Gazette)

### APPROVALS

- a. Minutes — August 30 and September 27, 1962
- b. Financial Statements for the months ending June 30, 1962; August 31, 1962; and September 30, 1962. (Statements attached)
- c. Vouchers — October 18, 1962 (List attached)

Motion for approval: L. C. Swager — Second: D. P. McDonald, Jr.  
Motion passed unanimously.

### HANNA-CREIGHTON NEIGHBORHOOD RENEWAL PLAN

The attached Resolution concerning the Hanna-Creighton General Neighborhood Renewal Plan was put before the Commission. After discussion the approval of the resolution was moved by D. P. McDonald, Jr. and seconded by M. G. Scott. The motion passed unanimously.

### ADJOURNMENT

There being no further business, the meeting adjourned at approximately 9:00 p.m.

Signed: \_\_\_\_\_

*Leon C. Swager*  
Secretary



RESOLUTION OF THE CITY OF FORT WAYNE  
REDEVELOPMENT COMMISSION APPROVING A  
GENERAL NEIGHBORHOOD RENEWAL PLAN

WHEREAS, pursuant to the provisions of Title I of the Housing Act of 1949, as amended, the City of Fort Wayne Department of Redevelopment (herein called the "Local Public Agency") has entered into a contract, designated Contract No. Ind. R-36 (GN), with the Federal Government pursuant to which the government has made available to the Local Public Agency financial assistance for the preparation of a General Neighborhood Renewal Plan for the Urban Renewal Area designated as the Hanna-Creighton Area, in the City of Fort Wayne, State of Indiana (herein called the "Locality"); and

WHEREAS, there was presented to this meeting of the City of Fort Wayne Redevelopment Commission (herein called the "Governing Body") for their consideration and approval a copy of a General Neighborhood Renewal Plan for said Urban Renewal Area dated October 18, 1962, which plan is entitled:

General Neighborhood Renewal Plan  
for the  
Hanna-Creighton Area

and consists of twelve (12) pages; and eight (8) maps

WHEREAS, said General Neighborhood Renewal Plan was reviewed and considered at length at said meeting:

NOW, THEREFORE, BE IT RESOLVED by the Governing Body, that the General Neighborhood Renewal Plan be and is hereby approved in all respects; that it is determined to be adequate as an outline of the urban renewal activities proposed for the area involved, as a framework for the preparation of urban renewal plans, and to indicate generally, to the extent feasible in preliminary planning, the land uses, population density, building coverage, prospective requirements for rehabilitation and improvement of property, and any portions of the area contemplated for clearance and redevelopment; and that the Secretary be and is hereby directed to file the copy of the General Neighborhood Renewal Plan with the minutes of this meeting.

Vouchers Approved  
October 18, 1962

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
Shrex of Fort Wayne	Misc. drafting supplies and office supplies	\$ 23.10
National Association of Housing & Redevelopment Officials	Agency Membership 9/1/62 to 9/1/63	50.00
Public Employees' Retirement Fund OASI	Social Security payment for 3rd quarter ending 9/3/62	248.16
Public Employees' Retirement Fund	PERF payment for 3rd quarter ending 9/30/62	171.30
City Utilities	Telephone Expense for Oct.	<u>6.50</u>
	TOTAL	\$ 539.06

Community Renewal Program Account  
Ind. R-24(CR)

City Utilities	Reproduction of data sheets	\$ 1.00
Carl Feiss	Conference with consultants for one-half day	<u>125.00</u>
	TOTAL	\$ 126.00

Hanna-Creighton GNRP Account  
Ind. R-36 (GN)(A)

General Telephone Company	Telephone Expense - 9/21/62 to 10/21/62	\$ 15.86
Walter A. Rollins	Refund for gasoline for City Car 9/26/62	3.30
City Utilities	Water Service and Electric Service from 9/5/62 to 10/4/62	<u>10.98</u>
	TOTAL	\$ 30.14

Financial Statement — September 30, 1962

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
1 <u>Services Personal</u>				
11 Salaries and Wages Regular	\$ 55,600.	\$20,930.50	\$ 34,669.50	\$
12 Salaries and Wages Temporary	5,000.	1,383.45	3,616.55	
13 Public Employees' Retirement Fund	<u>1,600.</u>	<u>1,620.63</u>	<u>-20.63</u>	
	\$ 62,200.	\$23,934.58	\$ 38,265.42	\$

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
2 <u>Services Contractual</u>				
21 <u>Communication &amp; Transportation</u>				
212 Postage	\$ 500.	\$ 180.00	\$ 320.00	\$
213 Travel Expense	2,000.	470.18	1,529.82	
214 Telephone & Telegraph	500.	355.56	144.44	35.28
24 <u>Printing &amp; Advertising</u>				
241 Advertising & Publication of Notice	1,000.	31.64	968.36	
242 Printing, other than office supplies	3,000.	298.50	2,701.50	65.50
243 Photography & Bludprints	500.	134.90	365.10	
25 <u>Repairs</u>				
252 Repairs to Equipment	200.	40.09	159.91	
26 <u>Other Contractual Services</u>				
261 Legal	2,400.	100.00	2,300.00	
262 Appraisals	7,000.	4,000.00	3,000.00	
263 Consulting Services	15,000.	14,000.00	1,000.00	*4,000.00
	<u>\$ 32,100.</u>	<u>\$19,610.87</u>	<u>\$ 12,489.13</u>	<u>\$4,100.78</u>
3 <u>Supplies</u>				
32 <u>Garage &amp; Motor Supplies</u>				
321 Gasoline	\$ 300.	\$ 89.23	\$ 210.77	\$ 5.63
322 Oil	60.	2.65	57.35	
324 Other garage & Motor supplies	140.	20.55	119.45	9.42
36 <u>Office Supplies</u>				
361 Official Records	100.		100.00	
362 Stationery	400.	102.34	297.66	11.25
363 Other office supplies	800.	345.36	454.64	11.85
	<u>\$ 1,800.</u>	<u>\$ 560.13</u>	<u>\$ 1,239.87</u>	<u>\$ 38.15</u>
5 <u>Current Charges</u>				
51 Insurance, including Commissioner's				
Bond Premium	\$ 500.	\$ 262.50	\$ 237.50	\$
55 Subscriptions and dues	500.	236.29	263.71	90.00
	<u>\$ 1,000.</u>	<u>\$ 498.79</u>	<u>\$ 501.21</u>	<u>\$ 90.00</u>
7 <u>Properties</u>				
721 Furniture & Fixtures	\$ 1,000.	\$ 153.76	\$ 846.24	\$
726 Other Equipment	800.	374.90	425.10	
727 Real Estate	199,300.		199,300.00	
	<u>\$201,100</u>	<u>\$ 528.66</u>	<u>\$200,571.34</u>	<u>\$</u>
TOTALS	\$298,200.	\$45,133.03	\$253,066.97	\$4,228.95

1959 Balance	\$ 821.53
1960 Balance	1,914.43
1961 Balance	<u>191,664.35</u>

Total \$194,400.31

Disbursed from Cash

\$ 3,185.34\*\*

Balance \$197,585.65

\* Blair Associates

\*\*Salary for Walter A. Rollins and Pauline M. Peipenbrink. Cash Account will be reimbursed from the Hanna-Creighton GNRP Account when federal funds are received.



Financial Statement — August 31, 1962

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
1 <u>Services Personal</u>				
11 Salaries and Wages Regular	\$ 55,600.	\$19,207.44	\$ 36,392.56	\$
12 Salaries and Wages Temporary	5,000.	1,233.45	3,766.55	
13 Public Employees' Retirement Fund	1,600.	1,620.63	- 20.63	
	<u>\$ 62,200.</u>	<u>\$22,061.52</u>	<u>\$ 40,138.48</u>	<u>\$</u>
2 <u>Services Contractual</u>				
21 <u>Communication &amp; Transportation</u>				
212 Postage	\$ 500.	\$ 128.00	\$ 372.00	\$
213 Travel Expense	2,000.	470.18	1,529.82	
214 Telephone & Telegraph	500.	299.63	200.37	49.43
24 <u>Printing &amp; Advertising</u>				
241 Advertising & Publication of Notice	1,000.	31.64	968.36	
242 Printing, other than office supplies	3,000.	298.50	2,701.50	
243 Photography & Blueprints	500.	116.69	383.31	10.33
25 <u>Repairs</u>				
252 Repairs to Equipment	200.	40.09	159.91	
26 <u>Other Contractual Services</u>				
261 Legal	2,400.	50.00	2,350.00	50.00
262 Appraisals	7,000.	3,000.00	4,000.00	
263 Consulting Services	15,000.	14,000.00	1,000.00	*4,000.00
	<u>\$ 32,100.</u>	<u>\$18,434.73</u>	<u>\$ 13,665.27</u>	<u>\$4,109.76</u>
3 <u>Supplies</u>				
32 <u>Garage &amp; Motor Supplies</u>				
321 Gasoline	\$ 300.	\$ 81.73	\$ 218.27	\$ 7.50
322 Oil	60.	1.00	59.00	1.65
324 Other garage & motor supplies	140.	11.26	128.74	9.29
36 <u>Office Supplies</u>				
361 Official Records	100.		100.00	
362 Stationery	400.	102.34	297.66	
363 Other office supplies	800.	269.33	530.67	52.75
	<u>\$ 1,800.</u>	<u>\$ 465.66</u>	<u>\$ 1,334.34</u>	<u>\$ 71.19</u>
5 <u>Current Charges</u>				
51 Insurance, including Commissioner's Bond Premium	\$ 500.	\$ 262.50	\$ 237.50	\$
55 Subscriptions and dues	500.	156.29	343.71	80.00
	<u>\$ 1,000.</u>	<u>\$ 418.79</u>	<u>\$ 581.21</u>	<u>\$ 80.00</u>
7 <u>Properties</u>				
721 Furniture & Fixtures	\$ 1,000.	\$ 153.76	\$ 846.24	\$
726 Other Equipment	800.	374.90	425.10	
727 Real Estate	199,300.		199,300.00	
	<u>\$201,100.</u>	<u>\$ 528.66</u>	<u>\$200,571.34</u>	<u>\$</u>
TOTALS	\$298,200.	\$41,909.36	\$256,290.64	\$4,260.95
1959 Balance	\$ 821.53			
1960 Balance	1,914.43			
1961 Balance	<u>191,664.35</u>			
Total	\$194,400.31			
Disbursed from Cash	<u>3,185.34**</u>			
Balance	\$191,214.97			

\* Blair Associates

\*\*Salary for Walter A. Rollins and Pauline M. Pipenbrink. Cash Account will be reimbursed from the Hanna-Creighton GNRP Account when federal funds are received.

Financial Statement — June 30, 1962

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
1 <u>Services Personal</u>				
11 Salaries and Wages Regular	\$ 55,600.	\$14,392.12	\$ 41,207.88	\$ 592.29
12 Salaries and Wages Temporary	5,000.	\$ 858.45	4,141.55	
13 Public Employees' Retirement Fund	1,600.	1,142.07	457.93	
	<u>\$ 62,200.</u>	<u>\$16,392.64</u>	<u>\$ 45,807.36</u>	<u>\$ 592.29</u>
2 <u>Services Contractual</u>				
21 <u>Communication &amp; Transportation</u>				
212 Postage	\$ 500.	\$ 128.00	\$ 372.00	\$
213 Travel Expense	2,000.	453.01	1,546.99	
214 Telephone & Telegraph	500.	225.95	274.05	
24 <u>Printing &amp; Advertising</u>				
241 Advertising & Publication of Notice	1,000.		1,000.00	
242 Printing, other than office supplies	3,000.	298.50	2,701.50	
243 Photography & Blueprints	500.	116.69	383.31	
25 <u>Repairs</u>				
252 Repairs to Equipment	200.	40.09	159.91	
26 <u>Other Contractual Services</u>				
261 Legal	2,400.		2,400.00	
262 Appraisals	7,000.	1,500.00	5,500.00	
263 Consulting Services	15,000.	14,000.00	1,000.00	*4,000.00
	<u>\$ 32,100.</u>	<u>\$16,762.24</u>	<u>\$ 15,337.76</u>	<u>\$4,000.00</u>
3 <u>Supplies</u>				
32 <u>Garage &amp; Motor Supplies</u>				
321 Gasoline	\$ 300.	\$ 64.92	\$ 235.08	\$ 6.76
322 Oil	60.	1.00	59.00	
324 Other garage & motor supplies	140.	6.02	133.98	
36 <u>Office Supplies</u>				
361 Official Records	100.		100.00	
362 Stationery	400.	101.89	298.11	
363 Other office supplies	800.	244.74	555.26	11.37
	<u>\$ 1,800.</u>	<u>\$ 418.57</u>	<u>\$ 1,381.43</u>	<u>\$ 18.13</u>
5 <u>Current Charges</u>				
51 Insurance, including Commissioner's Bond premium	\$ 500.	\$ 262.50	\$ 237.50	\$
55 Subscriptions and dues	500.	113.29	386.71	43.00
	<u>\$ 1,000.</u>	<u>\$ 375.79</u>	<u>\$ 624.21</u>	<u>\$ 43.00</u>
7 <u>Properties</u>				
721 Furniture & Fixtures	\$ 1,000.	\$ 153.76	\$ 846.24	\$
726 Other Equipment	800.	14.17	785.83	
727 Real Estate	199,300.		199,300.00	
	<u>\$201,100.</u>	<u>\$ 167.93</u>	<u>\$200,932.07</u>	<u>\$</u>
TOTALS	\$298,200.	\$34,117.17	\$264,082.83	\$4,653.42
1959 Balance	\$ 821.53			
1960 Balance	1,914.43			
1961 Balance	<u>191,664.35</u>			
Total	\$194,400.31			
Disbursed from Cash	<u>1,146.89**</u>			
Balance	\$193,253.42			

\* Blair Associates

\*\*Salary for Walter A. Rollins and Pauline M. Pipenbrink. Cash Account will be reimbursed from the Hanna-Creighton GNRP Account when federal funds are received.

Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

## MINUTES

DATE: November 29, 1962, 7:30 p.m.

PLACE: Office — Department of Redevelopment

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
L. C. Swager

MEMBERS ABSENT: M. G. Scott  
D. H. Walker

STAFF PRESENT: J. R. Crozier  
W. A. Schacht  
W. A. Rollins

OTHERS PRESENT: Jerry Huddleston (Journal-Gazette)

## APPROVALS

- a. Minutes - October 18, 1962. Motion for approval: L. C. Swager - Second: D. P. McDonald, Jr. Motion passed unanimously.
- b. Vouchers - November 29, 1962. (List attached) Motion for approval: L. C. Swager - Second: D. P. McDonald, Jr. Motion passed unanimously.
- c. Financial Statement for the month ending October 31, 1962. (Statement attached) Motion for approval: L. C. Swager - Second: D. P. McDonald, Jr. Motion passed unanimously.

## THREE RIVERS

- a. Option to purchase the M. H. Foster estate within the Three Rivers Project for a sum of \$76,100. Motion for approval: D. P. McDonald, Jr. - Second: L. C. Swager. Motion passed unanimously.
- b. The Executive Director was instructed to make a formal offer to purchase the property owned by the Borden Company within the Three Rivers Redevelopment Project. The price was not to exceed that agreed to in an executive session.

## ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 8:30 p.m.



Vouchers Approved  
November 29, 1962

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
Action, Inc.	One copy of a study of land disposition	\$ 3.00
Standard Oil Company	Gasoline Expense	1.76
Lincoln-Graphic Corp.	Photek Paper and Screen	26.10
General Telephone Company	Telephone Expense	21.52
Industrial Photocopy, Inc.	Filing Cabinet	209.50
Mid-America Appraisal	Appraisal Service - Three Rivers	1,500.00
Otto E. Grant, Jr.	Legal Service 9/7/ to 10/7/62 and 10/7 to 11/7/62.	100.00
IBM Corp.	Repair Service 10/16/62 to 3/31/63 and Typewriter Ribbons	28.33
City Utilities	Supplies for October, 1962, Trans- portation Expense 9/1/62 to 9/28/62, and Telephone Expense for Nov.	16.31
E. J. LeVay, Inc.	Office Supplies	4.60
Lincoln-Graphic Corp.	Drafting Supplies	10.00
Shrex of Fort Wayne	Office Supplies	17.30
James R. Crozier	Traveling Expense - Chicago and Washington, D. C.	175.65
Addressograph-Multigraph	Multilith Masters	<u>7.20</u>
	TOTAL	\$2,121.27

Community Renewal Program Account  
Ind. R-24(CR)

Lincoln-Graphic Corp.	Drafting Material	\$ 6.00
Indiana Bank & Trust Co.	Federal Withholdings for November, 1962	67.80
	TOTAL	<u>\$ 73.80</u>

Hanna-Creighton GNRP Account  
Ind. R-36 (GN)(A)

Indiana & Michigan Electric Co	Electric Service - Final Bill	\$ 2.14
Northern Ind. Public Serv. Co.	Gas Service 10/2 to 10/9/62	2.34
General Telephone Co.	Telephone Service 10/2 to 11/21/62	30.82
E. J. LeVay, Inc.	Office Supplies	7.70
Shrex of Fort Wayne	Office Supplies	10.90
Standard Oil Company	Gasoline Expense	4.72
Otto E. Grant, Jr.	Legal Service 9/7 to 10/7/62	150.00
Indiana Bank & Trust Co.	Federal Withholdings for November, 62	127.40
Shrex of Fort Wayne	Stationery	4.50
Otto E. Grant, Jr.	Legal Service 10/7 to 11/7/62	150.00
City of Fort Wayne- Department of Redevelop- ment (Cash Account)	To reimburse Cash Account for gross salaries	3,185.34
Hester Miller, Sr.	Janitor Service	25.00
City Utilities	Electric and Water Service from 10/4 to 11/2/62	11.70
Northern Ind. Public Serv.	Gas Service 10/9 to 11/9/62	<u>43.96</u>
	TOTAL	\$3,756.52

Financial Statement — October 31, 1962

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
1 <u>Services Personal</u>				
11 <u>Salaries and Wages Regular</u>				
\$55,600 original budget				
— 500 transferred to Acct. 13	\$ 55,100.	\$22,722.80	\$ 32,377.20	\$
12 <u>Salaries and Wages Temporary</u>	5,000.	1,383.45	3,616.55	
13 <u>Public Employees' Retirement</u>				
\$1,600 original budget				
+ 500 transferred from Acct. 11	2,100.	2,040.09	59.91	
	<u>\$ 62,200.</u>	<u>\$26,146.34</u>	<u>\$ 36,053.66</u>	<u>\$</u>
2 <u>Services Contractual</u>				
21 <u>Communication &amp; Transportation</u>				
212 Postage	\$ 500.	\$ 180.00	\$ 320.00	\$
213 Travel Expense	2,000.	470.18	1,529.82	
214 Telephone & Telegraph	500.	397.34	102.66	
24 <u>Printing &amp; Advertising</u>				
241 Advertising & Pub. of Notice	1,000.	31.64	968.36	
242 Printing, other than supplies	3,000.	361.00	2,639.00	
243 Photography & Blueprints	500.	134.90	365.10	
25 <u>Repairs</u>				
252 Repairs to Equipment	200.	40.09	159.91	16.28
26 <u>Other Contractual Services</u>				
261 Legal	2,400.	150.00	2,250.00	50.00
262 Appraisals	7,000.	4,000.00	3,000.00	1,500.00
263 Consulting Services	15,000.	14,000.00	1,000.00	4,000.00*
	<u>\$ 32,100.</u>	<u>\$19,765.15</u>	<u>\$ 12,334.85</u>	<u>\$5,566.28</u>
3 <u>Supplies</u>				
32 <u>Garage &amp; Motor Supplies</u>				
321 Gasoline	\$ 300.	\$ 94.86	\$ 205.14	\$ 4.31
322 Oil	60.	2.65	57.35	
324 Other garage and motor supplies	140.	29.97	110.03	
36 <u>Office Supplies</u>				
361 Official Records	100.		100.00	
362 Stationery	400.	113.59	286.41	
363 Other office supplies	800.	357.21	442.79	20.95
	<u>\$ 1,800.</u>	<u>\$ 598.28</u>	<u>\$ 1,201.72</u>	<u>\$ 25.26</u>
5 <u>Current Charges</u>				
51 Insurance, including Com. Bond Premium	\$ 500.	\$ 262.50	\$ 237.50	\$
55 Subscriptions and dues	500.	286.29	213.71	44.50
	<u>\$ 1,000.</u>	<u>\$ 548.79</u>	<u>\$ 451.21</u>	<u>\$ 44.50</u>
7 <u>Properties</u>				
721 Furniture & Fixtures	\$ 1,000.	\$ 153.76	\$ 846.24	\$
726 Other Equipment	800.	374.90	425.10	
727 Real Estate	199,300.		199,300.00	
	<u>\$201,100.</u>	<u>\$ 528.66</u>	<u>\$200,571.34</u>	<u>\$</u>
 TOTALS	 \$298,200.	 \$47,587.22	 \$250,612.78	 \$5,636.04
1959 Balance	\$ 821.53			
1960 Balance	1,914.43			
1961 Balance	191,664.35			
Total	<u>\$194,400.31</u>			
Disbursed from Cash	3,185.34*			
Balance	<u>\$191,214.97</u>			

\*Salary for Walter A. Rollins and Pauline M. Piepenbrink. Cash Account will be reimbursed from the Hanna-Creighton GNRP Account when federal funds are received.

Signed: Leon C. Smager  
Secretary

Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

### MINUTES

DATE: December 27, 1962, 7:30 p.m.

PLACE: Office — Department of Redevelopment

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
L. C. Swager  
M. G. Scott

MEMBERS ABSENT: D. H. Walker

STAFF PRESENT: J. R. Crozier  
W. A. Schacht

OTHERS PRESENT: Jerry Huddleston (Journal-Gazette)

### APPROVALS

- a. Minutes - November 29, 1962. Motion for approval: L. C. Swager - Second: M. G. Scott. Motion passed unanimously.
- b. Vouchers - December 7 and December 27, 1962. (Lists attached) Motion for approval: M. G. Scott - Second: D. P. McDonald, Jr. Motion passed unanimously.
- c. Financial Statement for the month ending November 30, 1962. (Statement attached) Motion for approval: L. C. Swager - Second: M. G. Scott. Motion passed unanimously.

### THREE RIVERS

The Commission was informed of the refusal by the Borden's Company of the latest offer made by the Redevelopment Commission. It was moved, seconded, and unanimously approved that the Commission's attorney, Otto E. Grant, Jr., be instructed to prepare a resolution setting out their determination to institute condemnation proceedings. The Executive Director was directed to inform Borden's Real Estate Department in Chicago of this step toward condemnation.

### ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 8:30 p.m.

Signed: Leon C. Swager  
Secretary



Vouchers Approved  
December 7, 1962

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
Fort Wayne Newspapers, Inc.	One Subscription to Journal-Gazette 1/1/63 to 12/31/63	\$ 15.60
City Utilities	Telephone Expense for the month of Dec., 1962, and Transportation Expense from Oct. 1 to Oct. 31, 1962.	17.85
Shrex of Fort Wayne	Miscellaneous Office Supplies	<u>16.95</u>
	TOTAL	\$ 50.40

Community Renewal Program Account  
Ind. R-24(CR)

Lincoln-Graphic Corp.	Miscellaneous Drafting Supplies	\$ <u>2.70</u>
	TOTAL	\$ 2.70

Hanna-Creighton GNRP Account  
Ind. R-36 (GN)(A)

General Telephone Company	Telephone Service 11/21 to 12/21/62	\$ 19.50
City Planning Associates, Inc.	Final Payment for preparation of GNRP	5,050.00
	TOTAL	<u>\$5,069.50</u>

Vouchers Approved  
December 27, 1962

Shrex of Fort Wayne	Miscellaneous Office Supplies	\$ 2.60
General Telephone Company	Telephone Service for Nov. and Dec., 1962	51.33
Standard Oil Company	Gasoline and parts and repairs	8.45
Chamber of Commerce	Membership Dues	40.00
Otto E. Grant, Jr.	Legal Services for Dec., 1962	50.00
City Utilities	Miscellaneous Office Supplies & Transportation Expense	<u>9.33</u>
	TOTAL	\$ 161.71

Community Renewal Program Account  
Ind. R-24(CR)

Director of Internal Revenue	Federal Withholding Taxes for December, 1962	\$ 84.70
Gross Income Tax Division	State Taxes withheld for the fourth quarter of 1962	<u>22.10</u>
	TOTAL	\$ 106.80

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
<u>Hanna-Creighton GNRP Account Ind. R-36 (GN)(A)</u>		
City Utilities	Electric and Water Service from 11/2 to 12/4/62	\$ 14.34
Northern Indiana Public Service Co.	Gas Service - 11/9 to 12/11/62	66.40
Shrex of Fort Wayne	Miscellaneous Office Supplies	4.50
Director of Internal Revenue	Federal Income Tax withholdings for December, 1962	165.90
Gross Income Tax Division	State Taxes withheld for the fourth quarter of 1962	32.55
Public Employees' Retirement Fund FICA	Social Security payment for fourth quarter of 1962. (FICA)	168.30
TOTAL		\$ 451.99

Financial Statement — November 30, 1962

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
1 <u>Services Personal</u>				
11 Salaries and Wages Regular	\$ 55,100.	\$24,515.10	\$ 30,584.90	\$
12 Salaries and Wages Temporary	5,000.	1,383.45	3,616.55	
13 Public Employees' Retire. Fund	2,100.	2,040.09	59.91	
	<u>\$ 62,200.</u>	<u>\$27,938.64</u>	<u>\$ 34,261.36</u>	<u>\$</u>
2 <u>Services Contractual</u>				
21 <u>Communication &amp; Transportation</u>				
212 Postage	\$ 500.	\$ 180.00	\$ 320.00	\$
213 Travel Expense	2,000.	470.18	1,529.82	
214 Telephone & Telegraph	500.	397.34	102.66	
24 <u>Printing &amp; Advertising</u>				
241 Advertising and Publication of Notice	1,000.	31.64	968.36	
242 Printing, other than office sup.	3,000.	361.00	2,639.00	
243 Photography & Blueprints	500.	134.90	365.10	
25 <u>Repairs</u>				
252 Repairs to Equipment	200.	40.09	159.91	
26 <u>Other Contractual Services</u>				
261 Legal	2,400.	150.00	2,250.00	
262 Appraisals	7,000.	4,000.00	3,000.00	
263 Consulting Services	15,000.	14,000.00	1,000.00	*4,000.00
	<u>\$ 32,100.</u>	<u>\$19,765.15</u>	<u>\$ 12,334.85</u>	<u>\$4,000.00</u>
3 <u>Supplies</u>				
32 <u>Garage &amp; Motor Supplies</u>				
321 Gasoline	\$ 300.	\$ 94.86	\$ 205.14	\$ 9.56
322 Oil	60.	2.65	57.35	1.55
324 Other garage & Motor supplies	140.	29.97	110.03	
36 <u>Office Supplies</u>				
361 Official Records	100.		100.00	
362 Stationery	400.	113.59	286.41	
363 Other office supplies	800.	357.21	442.79	
	<u>\$ 1,800.</u>	<u>598.28</u>	<u>\$ 1,201.72</u>	<u>\$ 11.11</u>
5 <u>Current Charges</u>				
51 Insurance, including Com- missioner's Bond Premium	\$ 500.	\$ 262.50	\$ 237.50	\$
55 Subscriptions and Dues	500.	286.29	213.71	44.50
	<u>\$ 1,000.</u>	<u>\$ 548.79</u>	<u>\$ 451.21</u>	<u>\$ 44.50</u>

\* Blair Associates

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
7 <u>Properties</u>				
721 Furniture & Fixtures	\$ 1,000.	\$ 153.76	\$ 846.24	\$
726 Other Equipment	800.	374.90	425.10	
727 Real Estate	<u>199,300.</u>		<u>199,300.00</u>	
	\$201,100.	\$ 528.66	\$200,571.34	\$
TOTALS	\$298,200.	\$49,379.52	\$248,820.48	\$4,055.61

1959 Balance	\$ 821.53
1960 Balance	1,914.43
1961 Balance	<u>191,664.35</u>
Total	\$194,400.31

Disbursed from Cash \$ 3,185.34\*

Balance \$191,214.97

\*Salary for Walter A. Rollins and Pauline M. Piepenbrink. Cash Account will be reimbursed from the Hanna-Creighton GNRP Account when federal funds are received.

Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

MINUTES  
ANNUAL MEETING

DATE: January 2, 1963, Noon

PLACE: Chamber of Commerce

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
L. C. Swager  
M. G. Scott  
D. H. Walker

MEMBERS ABSENT: None

STAFF PRESENT: J. R. Crozier

These are the minutes of the annual meeting of the Fort Wayne Redevelopment Commission. The annual meeting is prescribed by Section 48-8548 of the Indiana Redevelopment Act, and is scheduled for the 2nd day of January.

ELECTION OF OFFICERS

M. G. Scott moved that the present slate of officers continue in office. Motion was seconded by D. H. Walker and passed unanimously. Officers re-elected are: Paul Clarke, President; D. P. McDonald, Jr., Vice President; and L. C. Swager, Secretary.

ADJOURNMENT

There being no further business, the meeting adjourned at approximately 1 p.m.

Signed: Leon C. Swager  
Secretary



Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

## MINUTES

DATE: January 3, 1963, 7:30 p.m.

PLACE: Office — Department of Redevelopment

MEMBERS PRESENT: P. Clarke  
L. C. Swager  
D. H. Walker

MEMBERS ABSENT: D. P. McDonald, Jr.  
M. G. Scott

STAFF PRESENT: J. R. Crozier  
W. A. Rollins  
W. A. Schacht

OTHERS PRESENT: Wes Bashore (Journal-Gazette)

## APPROVALS

- a. Minutes - December 27, 1962. Motion for approval: L. C. Swager -  
Second: D. H. Walker. Motion passed unanimously.
- b. Minutes - January 2, 1963 - Annual Meeting. Motion for approval:  
L. C. Swager - Second: D. H. Walker. Motion passed unanimously.

## RESOLUTION - THREE RIVERS

The Resolution, which appears below, was presented to the Commission. It was moved and seconded that the Resolution be adopted; the Resolution was adopted unanimously.

## ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 8:30 p.m.

## RESOLUTION

WHEREAS, the Fort Wayne Redevelopment Commission, after public hearing as provided by law, by its Resolution of August 2, 1962, found that the acquisition and redevelopment of the property in the blighted area referred to in Declaratory Resolution One and Amendment No. 1 thereto, Three Rivers Project, adopted by the Commission on January 18, 1962, and February 26, 1962 respectively, and described as follows to-wit:

A triangular tract; bordered on the north by the north border of Superior Street; on the east by the east border of Borden Street; on the southeast by the south border of Columbia Street; on the southwest by the Nickel Plate Elevation, and on the west by the east border of Lafayette Street, in the City of Fort Wayne, Allen County, Indiana.

and said proposed Project is of public utility and benefit and that said Resolution as amended should be confirmed and said Resolution as amended was accordingly confirmed, and

WHEREAS, no written remonstrances or objections were filed at such public hearing and no appeal from the final action taken by the Commissioners determining such proposed Project to be of public utility and benefit and the confirming such Resolution as amended was taken, and

WHEREAS, thereafter, the Commissioners approved and adopted a list of the real estate and interests therein to be acquired and the price of each parcel or interest to be offered to the owners thereof, which prices did not exceed the average of the three independent appraisals theretofore procured by the Commissioners, and

WHEREAS, negotiations for the purchase of property located within such Project area above described have been carried on on behalf of the Commission, and the Commission has attempted to purchase the following described real estate located within said blighted area, to-wit:

Lots numbered 1, 2, 5, 6, and the west 15 feet of Lot 7, and the west 5 feet of Lot 3, all in D. N. Foster's Three Rivers Industrial Addition to the City of Fort Wayne, according to the Recorded Plat thereof.

from the owner thereof, The Borden Company, but such efforts to purchase said real estate have been unsuccessful, and

WHEREAS, the Commissioners deem it necessary to acquire the above described real estate owned by The Borden Company and located in said blighted area by the exercise of the power of Eminent Domain.

NOW THEREFORE, BE IT RESOLVED by the Fort Wayne Redevelopment Commission that said Commission does deem it necessary to acquire the following described real estate situated in Allen County, Indiana, to-wit:

Lots numbered 1, 2, 5, 6, and the west 15 feet of Lot 7, and the west 5 feet of Lot 3, all in D. N. Foster's Three Rivers Industrial Addition to the City of Fort Wayne, according to the Recorded Plat thereof.

located within the blighted area described in Declaratory Resolution One and Amendment No. 1 thereto, Three Rivers Project, by the exercise of the power of Eminent Domain, and

RESOLVED FURTHER, that it is the determination of the Fort Wayne Redevelopment Commission to proceed to acquire said real estate by the exercise of the power of Eminent Domain, and the attorney for the Commission is hereby directed to file a petition in the name of the City of Fort Wayne on behalf of the Department of Redevelopment in the Allen Superior Court No. 3 of Allen County, Indiana, in which said real estate is situated, praying that appraisers be appointed to appraise the value of such real estate deemed necessary to be acquired to carry out the Redevelopment Plan.

Adopted at the regular meeting of the Fort Wayne Redevelopment Commission at 7:30 o'clock P. M. EST., January 3, 1963 in the office of the Commission at 425 South Calhoun Street, Fort Wayne, Indiana and duly recorded in the records of said Fort Wayne Redevelopment Commission.

FORT WAYNE REDEVELOPMENT COMM.

By Leon C. Swager  
P. Clarke  
Donald H. Walker

Commissioners  
Signed P. Clarke  
President

Fort Wayne Redevelopment Commission  
425 South Calhoun  
Fort Wayne, Indiana

MINUTES

DATE: January 31, 1963, 7:30 p.m.

PLACE: Office — Department of Redevelopment

MEMBERS PRESENT: P. Clarke  
M. G. Scott  
D. H. Walker

MEMBERS ABSENT: D. P. McDonald, Jr.  
L. C. Swager

STAFF PRESENT: J. R. Crozier  
W. A. Schacht

OTHERS PRESENT: Jerry Huddleston (Journal-Gazette)

APPROVALS

- a. Vouchers - January 31, 1963. Motion for approval: M. G. Scott;  
Second: D. H. Walker. Motion passed unanimously. (Attached)



### THREE RIVERS

The Redevelopment Commission's attorney, Otto E. Grant, Jr., was instructed to move ahead with the legal proceedings necessary to purchase the property owned by the Hagerman Realty Corporation for \$81,000, this price subject to a proper apportionment of real estate taxes.

### HANNA-CREIGHTON

The attached Resolution concerning Project 1 of the Hanna-Creighton Neighborhood was put before the Commission. After discussion, the approval of the Resolution was moved by M. G. Scott and seconded by D. H. Walker. The motion passed unanimously.

### MAIN STREET

A resolution of the Common Council, Bill Number R-63-01-14, Resolution Number R-55, was introduced and read. This Resolution requested the Redevelopment Commission to proceed to secure that parcel of ground for a governmental unit complex described as follows:

The area bounded on the west by Calhoun Street, on the south by Main Street, on the east by Clinton Street, and on the north by the south side of the Nickel Plate Railroad right-of-way.

It was also stated that it was the intent and purpose of the Resolution to indicate to the Redevelopment Commission the desirability of acquiring the entire site from Calhoun Street to Clay Street and from Main Street to the Nickel Plate Railroad right-of-way between Calhoun Street and Barr Street, Superior Street between Barr Street, and Lafayette Street, and the Nickel Plate Railroad right-of-way between Lafayette Street and Clay Street, and to proceed in this matter in the most expeditious manner possible.

The attached Resolution concerning the Main Street Project was put before the Commission. After discussion, the approval of the Resolution was moved by M. G. Scott and seconded by D. H. Walker. The motion passed unanimously.

### ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 8:45 p. m.

### FORT WAYNE REDEVELOPMENT COMMISSION

Vouchers Approved  
January 31, 1963

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
E. J. Levay, Inc.	Miscellaneous Office Supplies	\$ 2.25
A. N. Smith, Postmaster	Postage Stamps	45.50
Blair and Stein Associates	Services rendered on Central Study	5,000.00
Brubaker Reproduction & Printing	Miscellaneous Office Supplies	3.43
Loos Insurance Agency	Premiums on Public Official Bonds	262.50
The Lincoln Printing Corp.	Stationery	26.15
City Reproductions., Corp.	Miscellaneous Office Supplies	18.00

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
Public Employes' Retirement Fund, OASI	Social Security Payment for 4th quarter	\$ 67.17
Public Employes' Retirement Fund	PERF payment for 4th quarter	70.59
Lincoln Graphic Corp.	Miscellaneous Drafting Supplies	1.70
Shrex of Fort Wayne	Miscellaneous Office Supplies	2.50
General Telephone Company	Telephone Service from Jan. 11 to Feb. 11, 1963	22.20
Otto E. Grant, Jr.	Legal Services Dec. 7, 1962 to Jan 7, 1963	50.00
City Utilities	Transportation Expense for the Month of Dec.	10.85
TOTAL		<hr/> \$5,582.84

Hanna-Creighton GNRP Account  
Ind. R-36 (GN)(A)

Otto E. Grant, Jr.	Legal Service from Nov. 7, 1962 to Dec. 7, 1962	\$ 150.00
General Telephone Co.	Telephone Service from Dec. 21 to Jan. 21	17.57
Growth Industries, Inc.	Rent for building for 8 1/2 months	1,700.00
City Utilities	Electric and Water Service 12/4 to 1/4/63	16.38
Northern Ind. Public Serv.	Gas Service 12/11/62 to 1/14/63	88.25
General Telephone Co.	Telephone Service 1/21/63 to 2/21	30.68
Lewis & Christen	Continuation of Rent for Office Furniture	193.80
Otto E. Grant, Jr.	Legal Services from 12/7 to 1/7	150.00
Hammer & Co. Associates	Final Payment for completion of work for Hanna-Creighton per contract July 12, 1962	4,500.00
Indiana Bank & Trust Company	Federal Withholding Tax for Jan. 1963	93.50
TOTAL		<hr/> \$6,940.18

RESOLUTION OF THE CITY OF FORT WAYNE REDEVELOPMENT  
COMMISSION, APPROVING THE UNDERTAKING OF SURVEYS  
AND PLANS FOR AN URBAN RENEWAL PROJECT AND THE  
FILING OF AN APPLICATION

WHEREAS, under Title I of the Housing Act of 1949, as amended, (herein referred to as "Title I"), the Housing and Home Finance Administrator is authorized to extend financial assistance to Local Public Agencies in the elimination and prevention of the spread of slums and urban blight through the planning and undertaking of urban renewal project; and

WHEREAS, it is desirable and in the public interest that the City of Fort Wayne, Department of Redevelopment, make surveys and prepare plans, presently estimated to cost approximately One Hundred Twelve Thousand Nine Hundred Twenty-six Dollars (\$112,926) in order to undertake and carry out an urban renewal project of the character contemplated by Section 110(c) of Title I, in that area proposed as an Urban Renewal Area, situated in the City of Fort Wayne, County of Allen, and State of Indiana, which is described generally as follows:

Beginning at the southeastern corner of the intersection of Hanna Street and Buchanan Street; thence eastward along the southern border of Buchanan Street to the southwestern corner of the intersection of Buchanan Street with Smith Street; thence southward along the western border of Smith Street to its intersection with the southwestern corner of Greene Street; thence eastward along the southern border of Greene Street to the southwestern corner of the intersection of Bowser Avenue; thence southward along the western border of Bowser Avenue to the southwestern corner of the intersection of Creighton Avenue; thence eastward along the southern border of Creighton Avenue to the southwestern corner of the intersection of South Anthony Boulevard with Creighton Avenue; thence along the western border of South Anthony Boulevard until its intersection with the south right-of-way line of the Pennsylvania Railroad; thence in a northwesterly direction along said right-of-way line of the railroad until its intersection with the eastern border of Hanna Street; thence southward along the eastern border of Hanna Street to the point of beginning.

NOW, THEREFORE, BE IT RESOLVED BY the City of Fort Wayne Redevelopment Commission:

1. That the proposed Urban Renewal Area described above is a slum, blighted, deteriorated, or deteriorating area appropriate for an urban renewal project and that the undertaking by the City of Fort Wayne, Department of Redevelopment, of surveys and plans for an urban renewal project of the character contemplated by Section 110(c) of Title I in the proposed Urban Renewal Area is hereby approved.

2. That the financial assistance available under Title I is needed to enable the City of Fort Wayne, Department of Redevelopment, to finance the planning and undertaking of the proposed project.

3. That it is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I, including those prohibiting discrimination because of race, color, creed, or national origin and those relating to the relocation of site occupants, to the provision of local grants-in-aid, and to the requirement that as a condition to the execution of a contract for a loan or capital grant for an urban renewal project the locality present to the Housing and Home Finance Administrator a Workable Program, as set forth in Section 101(c) in Title I, for utilizing appropriate public and private resources to eliminate and prevent the development or spread of slums and urban blight; and that is the sense of this body: (a) that a feasible method for the relocation of families displaced from the urban renewal area, in conformity with Title I, can be prepared, and (b) that the local grants-in-aid can and will be provided in an amount which will be not less than one-third of the net project cost of the project and which, together with the Federal capital grant, will be generally equal to the difference between gross project cost and the proceeds or value or project land sold, leased, or retained for use in accordance with the urban renewal plan.

4. That the filing of an application by the City of Fort Wayne, Department of Redevelopment, for an Advance of funds from the United States of America in an amount not to exceed One Hundred Twelve Thousand Nine Hundred Twenty-six Dollars (\$112, 926) for surveys and plans for an urban renewal project in the proposed Urban Renewal Area described above is hereby approved, and that the Executive Secretary is hereby authorized and directed to execute and file such application with the Housing and Home Finance Administrator, to provide such additional information and to furnish such documents as may be required by the Administrator, and to act as the authorized representative of the City of Fort Wayne, Department of Redevelopment.



## CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies, as follows:

1. That he is the duly qualified and acting Executive Secretary of the City of Fort Wayne, Department of Redevelopment, herein called the "Applicant" and the keeper of its records, including the journal of proceedings of the City of Fort Wayne Redevelopment Commission, herein called the "Governing Body";
2. That the attached resolution is a true and correct copy of the resolution as finally adopted at a meeting of the Governing Body held on the 31st day of January, 1963, and duly recorded in his office;
3. That said meeting was duly convened and held in all respects in accordance with law and to the extent required by law due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Governing Body voted in the proper manner and for the adoption of said resolution; and all other requirements and proceedings under law incident to the proper adoption or passage of said resolution, have been duly fulfilled, carried out, and otherwise observed;
4. That if an impression of the seal has been affixed below, it constitutes the official seal of the Applicant and this certificate is hereby executed under such official seal. If no seal has been affixed below, the Applicant does not have and is not legally required to have an official seal;
5. That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this 11th day of February, 1963.

  
Executive Secretary

ATTEST:

  
Paul Clarke, President

RESOLUTION OF FORT WAYNE REDEVELOPMENT COMMISSION  
APPROVING UNDERTAKING OF SURVEYS AND PLANS FOR URBAN  
RENEWAL PROJECT ON THREE-FOURTHS CAPITAL GRANT  
BASIS WITH LIMITED PROJECT COSTS AND FILING OF REQUEST  
FOR CONCURRENCE BY ADMINISTRATOR IN COMMENCEMENT  
THEREOF

WHEREAS, under Title I of the Housing Act of 1949, as amended (herein referred to as "Title I"), the Housing and Home Finance Administrator is authorized to extend financial assistance to local public agencies in the elimination and prevention of the spread of their slums and urban blight through the undertaking of urban renewal projects; and

WHEREAS it is desirable and in the public interest that the City of Fort Wayne, Department of Redevelopment, prepare surveys and plans, in order to undertake and carry out an urban renewal project on a three-fourths capital grant basis with limited project costs pursuant to Title I in that area proposed as an Urban Renewal Area, situated in the City of Fort Wayne, County of Allen, and State of Indiana, which is described as follows:

An approximate 24-acre tract bounded on the north by a line consisting of the Nickel Plate Railroad between Calhoun and Barr Street, Barr Street between the Nickel Plate Railroad and Superior Street, Superior Street between Barr Street and Lafayette Street, Lafayette Street between Superior Street and the Nickel Plate Railroad; on the northeast by the Nickel Plate Railroad between Lafayette Street and Clay Street; on the east by Clay Street; on the south by Main Street; and on the west by Calhoun Street, and

WHEREAS it is the intention of the City of Fort Wayne, Department of Redevelopment, expeditiously to prepare such surveys and plans and promptly upon completion thereof to file an application for Federal financial assistance for such an urban renewal project.

NOW, THEREFORE, BE IT RESOLVED BY THE FORT WAYNE REDEVELOPMENT COMMISSION:

1. That the proposed Urban Renewal Area described above is a slum, blighted, deteriorated, or deteriorating area appropriate for an urban renewal project, and that the undertaking by the City of Fort Wayne, Department of Redevelopment, of the preparation of surveys and plans for an urban renewal project of the character contemplated by Section 110(c) of Title I in the proposed Urban Renewal Area is hereby approved.

2. That the financial assistance available under Title I to assist urban renewal projects will be needed to enable the City of Fort Wayne, Department of Redevelopment, to finance the undertaking of the proposed Project.

3. That it is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I, including those relating to the relocation of site occupants and the provision of local grants-in-aid and the requirements that as a condition to the execution of a contract for a loan or capital grant for an urban renewal project the locality must present to the Housing and Home Finance Administrator a Workable Program for Community Improvement, as set forth in Section 101(c) of Title I, for utilizing appropriate public and private resources to eliminate and prevent the development or spread of slums and urban blight; and that it is the sense of this body: (a) that a feasible method for the relocation of families displaced from the Urban Renewal Area, in conformity with the requirement of Title I, can be prepared, (b) that local grants-in-aid can and will be provided in an amount which will be not less than one-fourth of the net project cost of the Project and which, together with the Federal capital grant, will generally be equal to the difference between gross project cost and the proceeds or value of project land sold, leased, or retained for use in accordance with the urban renewal plan, and (c) that, in addition to the local grants-in-aid, there will be provided funds in an amount necessary to pay such costs of the Project (including but without being limited to the costs of title, appraisal, negotiating, and any other expenditures incidental to the acquisition of land, surveys and plans, legal services, taxes, etc., and the administrative and overhead expenses of the City of Fort Wayne, Department of Redevelopment, with respect to the Project) which, pursuant to the proviso in Section 110(e) of Title I with respect to projects on a three-fourths capital grant basis with limited project costs, are excluded from gross project cost.

4. That the filing by the City of Fort Wayne, Department of Redevelopment, of a request for concurrence by the Housing and Home Finance Administrator in the commencement of surveys and plans for an urban renewal project to be undertaken on a three-fourths capital grant basis with limited project costs in the proposed Urban Renewal Area described above is hereby approved and that the Executive Secretary is hereby authorized and directed to make and file such a request with the Administrator, to provide such additional information and to furnish such documents as may be required by the Administrator, and to act as the authorized representative of the City of Fort Wayne, Department of Redevelopment.

#### CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies, as follows:

(1) That he is the duly qualified and acting Executive Secretary of the Department of Redevelopment herein called the "Applicant," and the keeper of its records including the journal of proceedings of the Fort Wayne Redevelopment Commission, herein called the "Governing Body,"

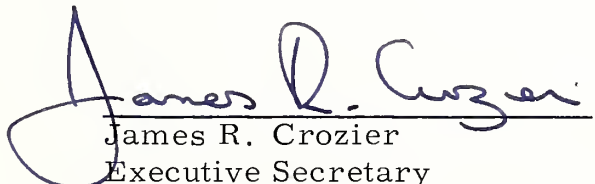
(2) That the attached resolution is a true and correct copy of the resolution as finally adopted at a meeting of the Governing Body held on the 31st day of January, 1963, and duly recorded in his office;

(3) That said meeting was duly convened and held in all respects in accordance with law and to the extent required by law due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Governing Body voted in the proper manner and for the adoption of said resolution; and all other requirements and proceedings under law incident to the proper adoption or passage of said resolution, have been duly fulfilled, carried out, and otherwise observed;


(4) That if an impression of the seal has been affixed below, it constitutes the official seal of the Applicant and this certificate is hereby executed under such official seal. If no seal has been affixed below, the Applicant does not have and is not legally required to have an official seal;

(5) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this 11th day of February, 1963.

  
James R. Crozier  
Executive Secretary

ATTEST:

  
Paul Clarke, President



## FORT WAYNE REDEVELOPMENT COMMISSION

Financial Statement — December 31, 1962

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
1 <u>Services Personal</u>				
11 Salaries and Wages Regular	\$ 55, 100.	\$26, 755.48	\$ 28, 344.52	\$
12 Salaries and Wages Temporary	5, 000.	1, 383.45	3, 616.55	
13 Public Employes' Retire. Fund	2, 100.	2, 040.09	59.91	
	<u>\$ 62, 200.</u>	<u>\$30, 179.02</u>	<u>\$ 32, 020.98</u>	<u>\$</u>
2 <u>Services Contractual</u>				
21 <u>Communication &amp; Transportation</u>				
212 Postage	\$ 500.	\$ 180.00	\$ 320.00	\$
213 Travel Expense	2, 000.	645.83	1, 354.17	
214 Telephone & Telegraph	500.	431.86	68.14	51.33
24 <u>Printing &amp; Advertising</u>				
241 Advertising & Pub. of Notice	1, 000.	31.64	968.36	
242 Printing, other than off. sup.	3, 000.	361.00	2, 639.00	
243 Photography & Blueprints	500.	134.90	365.10	
25 <u>Repairs</u>				
252 Repairs to Equipment	200.	56.37	143.63	
26 <u>Other Contractual Services</u>				
261 Legal	2, 400.	250.00	2, 150.00	50.00
262 Appraisals	7, 000.	5, 500.00	1, 500.00	
263 Consulting Services	15, 000.	14, 000.00	1, 000.00	*6, 000.00
	<u>\$ 32, 100.</u>	<u>\$21, 591.60</u>	<u>\$ 10, 508.40</u>	<u>\$6, 101.33</u>
3 <u>Supplies</u>				
32 <u>Garage &amp; Motor Supplies</u>				
321 Gasoline	\$ 300.	\$ 110.49	\$ 189.51	\$ 10.32
322 Oil	60.	4.20	55.80	
324 Other garage & motor sup.	140.	30.21	109.79	4.50
36 <u>Office Supplies</u>				
361 Official Records	100.		100.00	
362 Stationery	400.	113.59	286.41	
363 Other office supplies	800.	456.91	343.09	11.24
	<u>\$ 1, 800.</u>	<u>\$ 715.40</u>	<u>\$ 1, 084.60</u>	<u>\$ 26.06</u>
5 <u>Current Charges</u>				
51 Insurance, including Commissioner's Bond Premium	\$ 500.	\$ 262.50	\$ 237.50	\$
55 Subscriptions and dues	500.	304.89	195.11	40.00
	<u>\$ 1, 000.</u>	<u>\$ 567.39</u>	<u>\$ 432.61</u>	<u>\$ 40.00</u>
7 <u>Properties</u>				
721 Furniture & Fixtures	\$ 1, 000.	\$ 363.26	\$ 636.74	\$
726 Other Equipment	800.	374.90	425.10	
727 Real Estate	199, 300.		199, 300.00	
	<u>\$201, 100.</u>	<u>\$ 738.16</u>	<u>\$200, 361.84</u>	<u>\$</u>
TOTALS	\$298, 200.	\$53, 791.57	\$244, 408.43	\$6, 167.39

\*Blair Associates

Financial Statement — December 31, 1962

1959 Balance	\$ 821.53
1960 Balance	1,914.43
1961 Balance	<u>191,664.35</u>
Total	\$194,400.31
Disbursed from Cash	<u>\$—3,185.34*</u>
Subtotal	\$191,214.97
Re-imbursed from Hanna-Creighton	<u>\$+ 3,185.34**</u>
Total Balance	\$194,400.31

\*Salary for Walter A. Rollins and Pauline M. Peipenbrink. Cash Account to be re-imbursed from the Hanna-Creighton GNRP Account when Federal funds are received.

\*\*Cash Account was re-imbursed on December 6, 1962, from the Hanna-Creighton GNRP Account.

1959 Balance	\$ 821.53
1960 Balance	1,914.43
1961 Balance	191,664.35
1962 Balance	<u>244,408.43</u>
TOTAL BALANCE	<u><u>\$438,808.74</u></u>

FORT WAYNE REDEVELOPMENT COMMISSION

Financial Statement — January 31, 1963

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
1 <u>Services Personal</u>				
11 Salaries and Wages Regular	\$ 30,400.	\$ 1,636.91	\$ 28,763.09	\$
12 Salaries and Wages Temporary	<u>5,000.</u>	<u>108.00</u>	<u>4,892.00</u>	
	\$ 35,400.	\$ 1,744.91	\$ 33,655.09	\$
2 <u>Services Contractual</u>				
21 <u>Communication &amp; Transportation</u>				
212 Postage	\$ 500.	\$ 45.50	\$ 454.50	\$
213 Travel Expense	1,500.		1,500.00	
214 Telephone & Telegraph	500.	51.33	448.67	6.50
24 <u>Printing &amp; Advertising</u>				
241 Printing, other than office sup.	500.		500.00	
242 Advertising & Pub. of Notice	1,000.		1,000.00	
243 Photography & Blueprints	500.		500.00	
25 <u>Repairs</u>				
253 Repairs to Equipment	200.		200.00	
26 <u>Other Contractual Services</u>				
261 Legal	2,400.	50.00	2,350.00	
262 Appraisals	7,000.		7,000.00	
263 Consulting Services	<u>5,000.</u>		<u>5,000.00</u>	
	\$ 19,100.	\$ 146.83	\$ 18,953.17	\$ 6.50

Financial Statement — January 31, 1963

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
3 <u>Supplies</u>				
32 <u>Garage &amp; Motor Supplies</u>				
321 Gasoline	\$ 200.	\$ 10.32	\$ 189.68	\$
322 Oil	60.		60.00	
324 Other garage & motor supplies	140.	4.50	135.50	
36 <u>Office Supplies</u>				
361 Official Records	100.		100.00	
362 Stationery	400.		400.00	
363 Other office supplies	800.	5.56	794.44	\$ 9.23
	<u>\$ 1,700.</u>	<u>\$ 20.38</u>	<u>\$ 1,679.62</u>	<u>\$ 9.23</u>
5 <u>Current Charges</u>				
51 Insurance	\$ 150.	\$	\$ 150.00	\$
55 Subscriptions and dues	400.	40.00	360.00	
56 Premium on Official Bonds	350.		350.00	
	<u>\$ 900.</u>	<u>\$ 40.00</u>	<u>\$ 860.00</u>	<u>\$</u>
6 <u>Current Obligations</u>				
62 Retirement & Social Security - City's Share	\$ 2,383.	\$	\$ 2,383.00	\$
	<u>\$ 2,383.</u>	<u>\$</u>	<u>\$ 2,383.00</u>	<u>\$</u>
7 <u>Properties</u>				
721 Furniture & Fixtures	\$ 1,000.	\$	\$ 1,000.00	\$
726 Other Equipment	200.		200.00	
73 Real Estate	177,317.		177,317.00	
	<u>\$178,517.</u>	<u>\$</u>	<u>\$178,517.00</u>	<u>\$</u>
TOTALS	\$238,000.	\$ 1,952.12	\$236,047.88	\$ 15.73

1959 Balance	\$ 821.53
1960 Balance	1,914.43
1961 Balance	191,664.35
1962 Balance	<u>244,408.43</u>

TOTAL \$438,808.74

Signed: Bae Clark  
President



MINUTES

DATE: February 21, 1963, 4:00 p.m.

PLACE: Office — Department of Redevelopment

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
D. H. Walker

MEMBERS ABSENT: L. C. Swager  
M. G. Scott

STAFF PRESENT: J. R. Crozier

OTHERS PRESENT: Jerry Huddleston (Journal-Gazette)

APPROVALS

- a. Minutes - January 3 and January 31, 1963. Motion for approval: D. H. Walker; Second: D. P. McDonald, Jr. Motion passed unanimously.
- b. Financial Statements - December 31, 1962 and January 31, 1963. Motion for approval: D. H. Walker; Second: D. P. McDonald, Jr. Motion passed unanimously.

THREE RIVERS

- a. Fisher Property - The President reported that he had discussed the purchase of the Fisher Property with Roger Fisher. He reported that Roger Fisher was in agreement that \$120,000 was a suitable purchase price. In addition, the transaction would be subject to the standard closing conditions, with the exception the Redevelopment Commission would assume real estate taxes that have accrued since January 1, 1963.

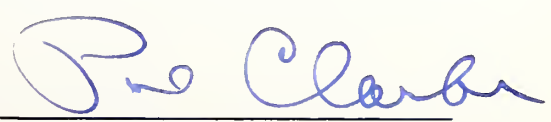
It was moved and seconded that this transaction be accomplished at the price indicated. The motion passed unanimously.

- b. Borden Property - It was reported that a meeting was held with a Borden representative, Norbert Knapke and Clarence McNabb. As a result of the meeting, Borden agreed to submit an offer to the Redevelopment Commission. Representatives of the Redevelopment Commission attending the meeting were Paul Clarke, Otto E. Grant, Jr., and James R. Crozier. The meeting was held on February 8, 1963, and Borden was to have their offer available by February 12, 1963.

The report was accepted by the Redevelopment Commission.

ADJOURNMENT

There being no further business the meeting was adjourned at approximately 5:00 p.m.

Signed: 

President

## MINUTES

DATE: April 4, 1963, 4:00 p.m.

PLACE: Office — Department of Redevelopment

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
M. G. Scott

MEMBERS ABSENT: L. C. Swager  
D. H. Walker

STAFF PRESENT: J. R. Crozier  
W. A. Schacht  
W. A. Rollins

OTHERS PRESENT: Jerry Huddleston (Journal-Gazette)

## APPROVALS

Minutes — February 21, 1963; Vouchers — March 5, March 29, and April 4, 1963; Financial Statements — February 28 and March 31, 1963. Motion for approval: D. P. McDonald, Jr.; Second: M. G. Scott. Motion passed unanimously. Vouchers and Financial Statements are attached.

## THREE RIVERS

- a. The Redevelopment Commission formally accepted the offer of the Borden Company to convey their real estate located within the project for the sum of \$59,000. Motion for approval: D. P. McDonald, Jr., Second: M. G. Scott. Motion passed unanimously.

The adoption of this motion repeals the Resolution adopted on January 3, 1963, by the Redevelopment Commission which called for the initiation of condemnation proceedings on the Borden property.


- b. The Commission authorized the Executive Director to secure cost information pertaining to signs in the Three Rivers Project advertising the land for sale.

## HANNA-CREIGHTON

It was explained that the amount budgeted for legal services in the Hanna-Creighton Neighborhood Renewal Plan Budget had or was near expiration. It was recommended that during the interim period between the conclusion of the GNRP and the initiation of the Survey and Planning activities for the first project that attorney fees be paid entirely from the local budget. This recommendation was placed in the form of a motion, seconded, and unanimously adopted by the Commission.

## ADJOURNMENT

There being no further business the meeting was adjourned at approximately 5:15 p.m.

Signed: 

President

FORT WAYNE REDEVELOPMENT COMMISSION

Vouchers Approved April 4, 1963

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
Public Employes' Retirement Fund, OASI	Payment for first quarter of 63'	\$271.26
City Utilities	Telephone Expense for March	6.50
Shrex of Fort Wayne	Miscellaneous Office Supplies	9.11
Wayne A. Schacht	Travel Expense to Chicago HHFA Regional Office	17.22
	TOTAL	\$304.09

General Neighborhood Renewal Plan  
Contract No. Ind. R-36(GN)(A)

Walter A. Rollins	Travel Expense to Chicago HHFA Regional Office	\$ 17.07
	TOTAL	\$ 17.07

FORT WAYNE REDEVELOPMENT COMMISSION

Vouchers Approved March 29, 1963

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
International Business Machines	Maintenance Billing 4/1/62 to 3/31/64 - two Typewriters	\$ 75.62
City Reproductions Co, Inc.	Miscellaneous Drafting Supplies	1.76
Otto E. Grant, Jr.	Legal Services 2/7 to 3/7/63	50.00
City Utilities	Miscellaneous Printed Matter	16.10
The Howard Company	2 Rolls Polaroid Film	3.98
General Telephone Company	Telephone Expense 3/11 to 4/11	27.56
Shrex of Fort Wayne	Miscellaneous Office Supplies	18.28
Standard Oil Company	Gasoline Expense	10.19
Alice C. Hawkins - Official Reporter	Attending, reporting and fur- nishing transcript of the pro- ceedings of Three Rivers Public Hearing.	28.50
	TOTAL	\$231.99

General Neighborhood Renewal Plan  
Contract No. Ind. R-36(GN)(A)

City Utilities	Electric and Water Service 2/4/63 to 3/5/63	\$ 24.05
Northern Indiana Public Service co.	Gas Service 2/11/63 to 3/12/63	88.16
General Telephone Company	Telephone Service 2/21 to 4/21/63	34.09
Shrex of Fort Wayne	Miscellaneous Office Supplies	3.75
City Utilities	Miscellaneous Printed Matter	5.00
Growth Industries, Inc.	Rent for March, 1963	200.00
Director of Internal Revenue	Federal withholding Tax for March	136.60
Gross Income Tax Division	Gross Income Tax for first quarter of 1963	26.61
Public Employees' Retirement Fund, FICA	Social Security Payment for first quarter of 1963	159.64
	TOTAL	\$677.90



# FORT WAYNE REDEVELOPMENT COMMISSION

Vouchers Approved March 5, 1963

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
General Telephone Company	Telephone Service Feb. 11 to Mar. 11, 1963	\$ 17.60
Otto E. Grant, Jr.	Legal Service Jan. 7 to Feb. 7	50.00
Lincoln-Graphic Corp.	Miscellaneous Office and Drafting Supplies	24.30
City Utilities	Telephone Service for the month of Jan. 1963	6.50
City Reproductions Co., Inc.	Miscellaneous Drafting Supplies	53.28
International Business Machines	Typewriter Carbon Paper	9.23
City Utilities	Telephone Expense for Feb., 1963 and Transportation Expense for January, 1963.	9.46
TOTAL		\$170.37

General Neighborhood Renewal Plan  
Contract No. Ind. R-36(GN)(A)

City Utilities	Water and Electric Service Jan. 4, to Feb. 4, 1963	\$ 22.05
Northern Indiana Public Service	Gas Service Jan. 14 to Feb. 11	98.79
Shrex of Fort Wayne	Miscellaneous Office Supplies	18.15
E. J. LeVay, Inc.	Miscellaneous Office Supplies	8.40
Growth Industries, Inc.	Rent for the month of Feb., 1963	200.00
Otto E. Grant, Jr.	Legal Service Jan. 7 to Feb. 7	150.00
Indiana Bank & Trust Co.	Federal Withholdings for Feb.	136.60
TOTAL		\$633.99

# FORT WAYNE REDEVELOPMENT COMMISSION

Financial Statement — March 31, 1963

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
1 <u>Services Personal</u>				
11 <u>Salaries and Wages Regular</u>	\$ 30,400.	\$ 6,313.79	\$ 24,086.21	\$
12 <u>Salaries and Wages Temporary</u>	5,000.	108.00	4,892.00	
	\$ 35,400.	\$ 6,421.79	\$ 28,978.21	\$
2 <u>Services Contractual</u>				
21 <u>Communication &amp; Transportation</u>				
212 Postage	\$ 500.	\$ 45.50	\$ 454.50	\$
213 Travel Expense	1,500.		1,500.00	
214 Telephone & Telegraph	500.	104.13	395.87	6.50
24 <u>Printing &amp; Advertising</u>				
241 Printing, other than office supplies	500.		500.00	
242 Advertising & Publication of Notice	1,000.		1,000.00	
243 Photography & Blueprints	500.		500.00	
25 <u>Repairs</u>				
252 Repairs to Equipment	200.		200.00	
26 <u>Other Contractual Services</u>				
261 Legal	2,400.	150.00	2,250.00	
262 Appraisals	7,000.		7,000.00	
263 Consulting Services	5,000.	5,000.00	- 0 -	
	\$ 19,100.	\$ 5,299.63	\$ 13,800.37	\$6.50

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
3 <u>Supplies</u>				
32 <u>Garage &amp; Motor Supplies</u>				
321 Gasoline	\$ 200.	\$ 26.63	\$ 173.37	\$
322 Oil	60.	1.40	58.60	
324 Other garage & Motor Supplies	140.	7.10	132.90	
36 <u>Office Supplies</u>				
361 Official Records	100.		100.00	
362 Stationery	400.	28.65	371.35	
363 Other Office Supplies	800.	117.75	682.25	\$ 9.11
	<u>\$ 1,700.</u>	<u>\$ 181.53</u>	<u>\$ 1,518.47</u>	<u>\$ 9.11</u>
5 <u>Current Charges</u>				
51 Insurance	\$ 150.	\$	\$ 150.00	\$
55 Subscriptions and dues	400.	40.00	360.00	
56 Premium on Official Bonds	350.	262.50	87.50	
	<u>\$ 900.</u>	<u>\$ 302.50</u>	<u>\$ 597.50</u>	<u>\$</u>
6 <u>Current Obligations</u>				
62 Retirement & Social Security - City's Share-	\$ 2,383.	\$ 137.76	\$ 2,245.24	\$
	<u>\$ 2,383.</u>	<u>\$ 137.76</u>	<u>\$ 2,245.24</u>	<u>\$</u>
7 <u>Properties</u>				
721 Furniture & Fixtures	\$ 1,000.	\$	\$ 1,000.00	\$
726 Other Equipment	200.		200.00	
73	177,317.		177,317.00	
	<u>\$178,517.</u>	<u>\$</u>	<u>\$178,517.00</u>	<u>\$</u>
TOTALS	\$238,000.	\$12,343.21	\$225,656.79	\$15.61

1959 Balance	\$ 821.53
1960 Balance	1,914.43
1961 Balance	191,664.35
1962 Balance	<u>244,408.43</u>
TOTAL	\$438,808.74

# FORT WAYNE REDEVELOPMENT COMMISSION

## Financial Statement — February 28, 1963

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
1 <u>Services Personal</u>				
11 Salaries and Wages Regular	\$ 30,400.	\$ 3,975.35	\$ 26,424.65	\$
12 Salaries and Wages Temporary	5,000.	108.00	4,892.00	
	<u>\$ 35,400.</u>	<u>\$ 4,083.35</u>	<u>\$ 31,316.65</u>	<u>\$</u>
2 <u>Services Contractual</u>				
21 <u>Communication &amp; Transportation</u>				
212 Postage	\$ 500.	\$ 45.50	\$ 454.50	\$
213 Travel Expense	1,500.		1,500.00	
214 Telephone & Telegraph	500.	73.53	426.47	
24 <u>Printing &amp; Advertising</u>				
241 Printing, other than office sup.	500.	\$	\$ 500.00	
242 Advertising & Pub. of Notice	1,000.		1,000.00	
243 Photography & Blueprints	500.		500.00	

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
25 <u>Repairs</u>				
252 Repairs to Equipment	\$ 200.	\$	\$ 200.00	\$
26 <u>Other Contractual Services</u>				
261 Legal	2,400.	100.00	2,300.00	
262 Appraisals	7,000.		7,000.00	
263 Consulting Services	5,000.	5,000.00	- 0 -	
	<u>\$ 19,100.</u>	<u>\$ 5,219.03</u>	<u>\$ 13,880.97</u>	<u>\$</u>
3 <u>Supplies</u>				
32 <u>Garage &amp; Motor Supplies</u>				
321 Gasoline	\$ 200.	\$ 18.57	\$ 181.43	\$ 10.19
322 Oil	60.		60.00	
324 Other garage & motor sup.	140.	7.10	132.90	
36 <u>Office Supplies</u>				
361 Official Records	100.		100.00	
362 Stationery	400.	28.65	371.35	
363 Other office supplies	800.	30.94	769.06	
	<u>\$ 1,700.</u>	<u>\$ 85.26</u>	<u>\$ 1,614.74</u>	<u>\$ 10.19</u>
5 <u>Current Charges</u>				
51 Insurance	\$ 150.	\$	\$ 150.00	\$
55 Subscriptions and dues	400.	40.00	360.00	
56 Premium on Official Bonds	350.	262.50	87.50	
	<u>\$ 900.</u>	<u>\$ 302.50</u>	<u>\$ 597.50</u>	<u>\$</u>
6 <u>Current Obligations</u>				
62 Retirement & Social Security -				
City's Share -	\$ 2,383.	\$ 137.76	\$ 2,245.24	\$
	<u>\$ 2,383.</u>	<u>\$ 137.76</u>	<u>\$ 2,245.24</u>	<u>\$</u>
7 <u>Properties</u>				
721 Furniture & Fixtures	\$ 1,000.	\$	\$ 1,000.00	\$
726 Other Equipment	200.		200.00	
73 Real Estate	177,317.		177,317.00	
	<u>\$178,517.</u>	<u>\$</u>	<u>\$178,517.00</u>	<u>\$</u>

TOTALS	\$238,000.	\$ 9,827.00	\$228,172.10	\$ 10.19
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1959 Balance	\$ 821.53
1960 Balance	1,914.43
1961 Balance	191,664.35
1962 Balance	<u>244,408.43</u>

TOTAL	\$438,808.74
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Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

## MINUTES

DATE: May 2, 1963, 12:00 Noon

PLACE: Chamber of Commerce

MEMBERS PRESENT: P. Clarke  
L. C. Swager  
M. G. Scott

MEMBERS ABSENT: D. P. McDonald, Jr.  
D. H. Walker

STAFF PRESENT: J. R. Crozier

OTHERS PRESENT: Jerry Huddleston (Journal-Gazette)  
Jim Good (News-Sentinel)

### THREE RIVERS

The Commission approved preliminary steps toward demolition of the Borden's buildings. The Executive Director reported that he would determine the legal requirements and would work with Otto E. Grant, Jr. on getting legal material ready.

The President of the Commission appointed M. G. Scott to work with the Executive Director on an advertisement for the Three Rivers Project which is to be run in the Wall Street Journal during the end of May.

### THE DOWNTOWN PLAN

The President of the Commission appointed L. C. Swager to examine all material pertaining to the contract performance of the Blair and Stein firm relative to the preparation of the Downtown Plan. The Commission approved the distribution of the Plan, including its presentation to the Greater Fort Wayne Development Committee.

### HANNA-CREIGHTON

The Commission approved the following Resolution pertaining to salaries for employees on the Hanna-Creighton contract. It was pointed out that the salaries being paid to employees were those salaries that had been established in the Hanna-Creighton Renewal Plan Application. The adoption of the Resolution was a formality required by the Federal Government.

## RESOLUTION OF THE CITY OF FORT WAYNE REDEVELOPMENT COMMISSION GOVERNING ADMINISTRATIVE PRACTICES

NOW, THEREFORE, BE IT RESOLVED by the City of Fort Wayne Redevelopment Commission:

1. That the entrance salaries for the employees of the City of Fort Wayne Department of Redevelopment are hereby established by this Resolution. The employees involved are:

<u>Employee</u>	<u>Annual Salary</u>
Walter A. Rollins	\$7,200.00
Pauline M. Piepenbrink	3,400.00

2. That salaries paid to the local public agency employees are those specified in the GNRP Application.
3. That the salaries established for the subject positions were designed to be comparable with other local public bodies. The salary paid to the clerk-typist was based upon salaries paid other city employees with similar qualifications, specifically, the salary for the position was related to the salaries paid the secretary of the Department of Redevelopment and the secretary of the Fort Wayne City Plan Commission.

The salary for the GNRP Manager was related to that paid the Senior Planner in the Department of Redevelopment and to the Assistant Director of the Fort Wayne City Plan Commission.

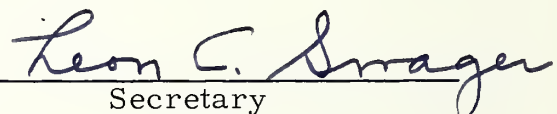


\_\_\_\_\_  
President  
City of Fort Wayne  
Redevelopment Commission

The Commission also approved the distribution of Newsletters in the Hanna-Creighton Neighborhood.

#### ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 1:20 p. m.

Signed:   
Secretary

Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

#### MINUTES

DATE: May 9, 1963, 12:00 Noon

PLACE: Chamber of Commerce

MEMBERS PRESENT: D. P. McDonald, Jr.  
L. C. Swager  
M. G. Scott

MEMBERS ABSENT: P. Clarke  
D. H. Walker

STAFF PRESENT: J. R. Crozier

OTHERS PRESENT: None

## APPROVALS

- a. Minutes — April 4, 1963
- b. Vouchers — April 17 and May 9, 1963
- c. Financial Statement — April 30, 1963

Motion for approval: M. G. Scott; Second: L. C. Swager. Motion passed unanimously. Financial Statement and Vouchers are attached.

## HANNA-CREIGHTON

The Commission approved the following Resolution, "Supplemental Resolution of Fort Wayne Redevelopment Commission Approving Undertaking of General Neighborhood Renewal Plan and Filing of Application for Federal Advance of Funds."

## MAIN STREET

The Commission adopted the following Resolution for the purpose of inserting the clause, "including those prohibiting discrimination because of race, color, creed, or national origin" in Section 3. This Resolution had been adopted previously, January 31, 1963, by the Commission with the exception of this clause.

## ADJOURNMENT

There being no further business, the meeting adjourned at approximately 1:15 p. m.

Signed Leon C. Swager  
Secretary

### SUPPLEMENTAL RESOLUTION OF FORT WAYNE REDEVELOPMENT COMMISSION APPROVING UNDERTAKING OF GENERAL NEIGHBORHOOD RENEWAL PLAN AND FILING OF APPLICATION FOR FEDERAL ADVANCE OF FUNDS

WHEREAS, under Title I of the Housing Act of 1949, as amended, the Housing and Home Finance Administrator is authorized to extend financial assistance to localities in the elimination and prevention of the spread of their slums and urban blight through the planning and undertaking of urban renewal projects; and

WHEREAS, under Section 102(d) of Title I, the Housing and Home Finance Administrator may make advances of funds for the preparation of General Neighborhood Renewal Plans for urban renewal areas of such scope that the urban renewal activities therein may have to be carried out in stages over a period of not more than 10 years; and

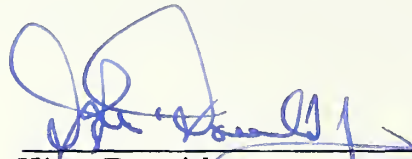
WHEREAS, it is desirable and in the public interest that the City of Fort Wayne, Department of Redevelopment prepare such a General Neighborhood Renewal Plan presently estimated to cost Forty-nine Thousand, Two Hundred and Fifty Dollars (\$49,250) in that certain area, proposed as an Urban Renewal Area, situated in the City of Fort Wayne, County of Allen, and State of Indiana, and described as follows:

An approximately 149-acre tract bounded on the north by the Pennsylvania Railroad; on the east by South Anthony Boulevard; on the south by Creighton Avenue; and on the west by Hanna Street.



NOW, THEREFORE, BE IT RESOLVED by the Fort Wayne Redevelopment Commission as follows:

1. That the City of Fort Wayne, Department of Redevelopment is fully aware of the conditions imposed by the President's Executive Order on Equal Opportunity in Housing and the related policies of the Urban Renewal Administration prohibiting discrimination because of race, color, creed, or national origin and believes that such conditions will not prevent the further planning and expeditious approval and execution of the proposed Project.



Vice President  
Fort Wayne Redevelopment Commission

### CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies, as follows:

1. That he is the duly qualified and acting Executive Secretary of the Department of Redevelopment herein called the "Applicant", and the keeper of its records including the journal of proceedings of the Fort Wayne Redevelopment Commission, herein called the "Governing Body";

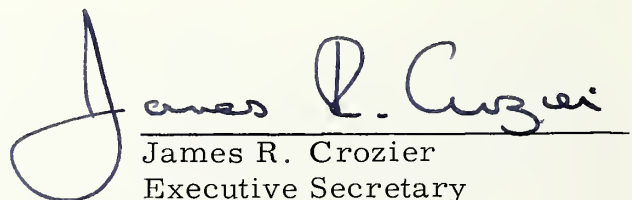
2. That the attached resolution is a true and correct copy of the resolution as finally adopted at a meeting of the Governing Body held on the 9th day of May, 1963, and duly recorded in his office;

3. That said meeting was duly convened and held in all respects in accordance with law and to the extent required by law due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Governing Body voted in the proper manner and for the adoption of said resolution; and all other requirements and proceedings under law incident to the proper adoption or passage of said resolution, have been duly fulfilled, carried out, and otherwise observed;

4. That if an impression of the seal has been affixed below, it constitutes the official seal of the Applicant and this certificate is hereby executed under such official seal. If no seal has been affixed below, the Applicant does not have and is not legally required to have an official seal;

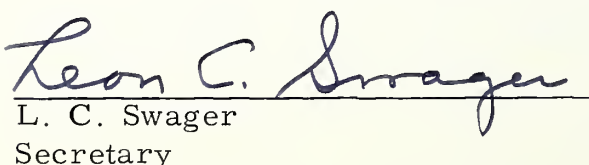
5. That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this 9th day of May, 1963.



James R. Crozier  
Executive Secretary

ATTEST:



L. C. Swager  
Secretary

RESOLUTION OF FORT WAYNE REDEVELOPMENT COMMISSION APPROVING  
UNDERTAKING OF SURVEYS AND PLANS FOR URBAN RENEWAL PROJECT ON  
THREE-FOURTHS CAPITAL GRANT BASIS WITH LIMITED PROJECT COSTS  
AND FILING OF REQUEST FOR CONCURRENCE BY ADMINISTRATOR IN  
COMMENCEMENT THEREOF

WHEREAS under Title I of the Housing Act of 1949, as amended (herein referred to as "Title I"), the Housing and Home Finance Administrator is authorized to extend financial assistance to local public agencies in the elimination and prevention of the spread of their slums and urban blight through the undertaking of urban renewal projects; and

WHEREAS it is desirable and in the public interest that the City of Fort Wayne, Department of Redevelopment, prepare surveys and plans, in order to undertake and carry out an urban renewal project on a three-fourths capital grant basis with limited project costs pursuant to Title I in the area proposed as an Urban Renewal Area, situated in the City of Fort Wayne, County of Allen, and State of Indiana, which is described as follows:

An approximate 24-acre tract bounded on the north by a line consisting of the Nickel Plate Railroad between Calhoun and Barr Streets, Barr Street between the Nickel Plate Railroad and Superior Street, Superior Street between Barr Street and Lafayette Street, Lafayette Street between Superior Street and the Nickel Plate Railroad; on the northeast by the Nickel Plate Railroad between Lafayette Street and Clay Street; on the east by Clay Street; on the south by Main Street; and on the west by Calhoun Street, and

WHEREAS it is the intention of the City of Fort Wayne, Department of Redevelopment, expeditiously to prepare such surveys and plans and promptly upon completion thereof to file an application for Federal financial assistance for such an urban renewal project.

NOW, THEREFORE BE IT RESOLVED by the Fort Wayne Redevelopment Commission:

1. That the proposed Urban Renewal Area described above is a slum, blighted, deteriorated, or deteriorating area appropriate for an urban renewal project, that the development of such Area for predominantly non-residential uses is necessary for the proper development of the community, and that the undertaking by the City of Fort Wayne, Department of Redevelopment, of the preparation of surveys and plans for an urban renewal project of the character contemplated by Section 110(c) of Title I in the proposed Urban Renewal Area is hereby approved.

2. That the financial assistance available under Title I to assist urban renewal projects will be needed to enable the City of Fort Wayne, Department of Redevelopment, to finance the undertaking of the proposed Project.

3. That it is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I, including those prohibiting discrimination because of race, color, creed, or national origin and those relating to the relocation of site occupants and the provision of local grants-in-aid and the requirements that as a condition to the execution of a contract for a loan or capital grant for an urban renewal project the locality must present to the Housing and Home Finance Administrator a workable program for community improvement, as set forth in Section 101(c) of Title I, for utilizing appropriate public and private resources to eliminate and prevent the development of spread of slums and urban blight; and that it is the sense of this body: (a) that a feasible method for the relocation of families displaced from the Urban Renewal Area, in conformity with the requirements of Title I, can be prepared, (b) that local grants-in-aid can and will be provided in an amount which will be not less than one-fourth of the net project cost of the Project and which, together with the Federal Capital Grant, will generally be equal to the difference between gross project

cost and the proceeds or value of project land sold, leased, or retained for use in accordance with the urban renewal plan, and (c) that, in addition to the local grants-in-aid, there will be provided funds in an amount necessary to pay such costs of the Project (including but without being limited to the costs of title, appraisal, negotiating, and any other expenditures incidental to the acquisition of land, surveys, and plans, legal services, taxes, etc., and the administrative and overhead expenses of the City of Fort Wayne, Department of Redevelopment, with respect to the Project) which, pursuant to the proviso in Section 110(e) of Title I with respect to projects on a three-fourths capital grant basis with limited project costs, are excluded from gross project cost.

4. That the filing by the City of Fort Wayne, Department of Redevelopment, of a request for concurrence by the Housing and Home Finance Administrator in the commencement of surveys and plans for an urban renewal project to be undertaken on a three-fourths capital grant basis with limited project costs in the proposed Urban Renewal Area described above is hereby approved and that the Executive Secretary is hereby authorized and directed to make and file such a request with the Administrator, to provide such additional information and to furnish such documents as may be required by the Administrator, and to act as the authorized representative of the City of Fort Wayne, Department of Redevelopment.



Vice President  
City of Fort Wayne  
Redevelopment Commission

# FORT WAYNE REDEVELOPMENT COMMISSION

## Vouchers Approved April 17, 1963

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
*Public Employees' Retirement Fund	Payment for first quarter ending March 31, 1963	\$448.31
A. N. Smith, Postmaster	Postage Stamps	85.00
City Utilities	Gasoline, Oil, Maintenance Expense for Car; Telephone Expense for month of April	34.50
Brubaker Reproduction & Printing	Miscellaneous Office Supplies	<u>1.95</u>
	TOTAL	\$569.76

\*This voucher was approved on April 8, 1963 for the purpose of filing the PERF return by the due date.



# FORT WAYNE REDEVELOPMENT COMMISSION

## Vouchers Approved May 9, 1963

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
General Telephone Company	Telephone Expense from April 11 to May 11, 1963	\$ 22.04
City Utilities	Transportation Expense for the month of March, 1963	9.75
Otto E. Grant, Jr.	Legal Services rendered from March 7 to April 7, 1963 for both local redevelop. = \$50.00 and Hanna-Creighton -- \$150.00	200.00
Standard Oil Company	Gasoline Expense	8.52
Shrex of Fort Wayne	Miscellaneous Office Supplies	1.70
Lincoln-Graphic Corp.	Miscellaneous Drafting Supplies	15.30
International Business Machines	Typewriter Ribbons	12.05
Hanson's Cloister Press	Printing 700 Typemaster Sheets	55.95
Wayne A. Schacht	Travel Expense for trip to Chicago	<u>17.72</u>
TOTAL		\$343.03

### Hanna-Creighton GNRP Account Ind. R-36 (GN)(A)

Indiana Bank & Trust Company	Federal Withholdings for April 1963	\$136.60
		<u>          </u>
TOTAL		\$136.60

# FORT WAYNE REDEVELOPMENT COMMISSION

## Monthly Statement — April 30, 1963

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
1 <u>Services Personal</u>				
11 Salaries and Wages Regular	\$ 30,400.	\$ 8,652.23	\$ 21,747.77	\$
12 Salaries and Wages Temporary	<u>5,000.</u>	<u>108.00</u>	<u>4,892.00</u>	<u>          </u>
	\$35,400.	\$ 8,760.23	\$ 26,639.77	\$
2 <u>Services Contractual</u>				
21 <u>Communication &amp; Transportation</u>				
212 Postage	\$ 500.	\$ 130.50	\$ 369.50	\$
213 Travel Expense	1,500.	17.22	1,482.78	
214 Telephone & Telegraph	500.	144.69	355.31	22.04
24 <u>Printing &amp; Advertising</u>				
241 Printing, other than office sup.	500.		500.00	
242 Advertising & Pub. of Notice	1,000.		1,000.00	
243 Photography & Blueprints	500.	3.98	496.02	
25 <u>Repairs</u>				
252 Repairs to Equipment	200.	75.62	124.38	
26 <u>Other Contractual Services</u>				
261 Legal	2,400.	200.00	2,200.00	200.00
262 Appraisals	7,000.	- 0 -	7,000.00	
263 Consulting Services	<u>5,000.</u>	<u>5,000.00</u>	<u>- 0 -</u>	<u>          </u>
	\$19,100.	\$ 5,572.01	\$ 13,527.99	\$222.04
3 <u>Supplies</u>				
32 <u>Garage &amp; Motor Supplies</u>				
321 Gasoline	\$ 200.	\$ 44.70	\$ 155.30	\$ 18.27
322 Oil	60.	2.60	57.40	
324 Other garage & motor sup.	140.	26.02	113.98	

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
36 <u>Office Supplies</u>				
361 Official Records	\$ 100.	\$ 28.50	\$ 71.50	\$
362 Stationery	400.	32.15	367.85	
363 Other Office Supplies	800.	161.45	638.55	1.70
	<u>\$ 1,700.</u>	<u>\$ 295.42</u>	<u>\$ 1,404.58</u>	<u>\$ 19.97</u>
5 <u>Current Charges</u>				
51 Insurance	\$ 150.	\$ - 0 -	\$ 150.00	\$
55 Subscriptions and dues	400.	40.00	360.00	
56 Premium on Official Bonds	350.	262.50	87.50	
	<u>\$ 900.</u>	<u>\$ 302.50</u>	<u>\$ 597.50</u>	<u>\$</u>
6 <u>Current Obligations</u>				
62 Retirement & Social Security - City's Share -	\$ 2,383.	\$ 857.33	\$ 1,525.67	\$
	<u>\$ 2,383.</u>	<u>\$ 857.33</u>	<u>\$ 1,525.67</u>	<u>\$</u>
7 <u>Properties</u>				
721 Furniture & Fixtures	\$ 1,000.	\$	\$ 1,000.00	\$
726 Other Equipment	200.		200.00	
73 Real Estate	177,317.		177,317.00	
	<u>\$178,517.</u>	<u>\$</u>	<u>\$178,517.00</u>	<u>\$</u>
TOTALS	\$238,000.	\$15,787.49	\$222,212.51	\$242.01

1959 Balance	\$ 821.53
1960 Balance	1,914.43
1961 Balance	191,664.35
1962 Balance	<u>244,408.43</u>

TOTAL \$438,808.74

Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

### MINUTES

DATE: June 13, 1963, 8:00 p.m.

PLACE: Department of Redevelopment

MEMBERS PRESENT: P. Clarke  
L. C. Swager  
D. H. Walker

MEMBERS ABSENT: D. P. McDonald, Jr.  
M. G. Scott

STAFF PRESENT: W. A. Schacht  
W. A. Rollins

OTHERS PRESENT: Jerry Huddleston (Journal-Gazette)

### APPROVALS

- Minutes — May 2 and May 9, 1963
- Vouchers — May 29 and June 13, 1963
- Financial Statement — May 31, 1963

Motion for approval: L. C. Swager; D. H. Walker. Motion passed unanimously. Financial Statement and Voucher list attached.

### TRAVEL

The Commission authorized the attendance of Crozier, Schacht, and Rollins at the Annual Meeting of IURA in Evansville, Indiana, on June 27, 28, and 29, 1963.

### THREE RIVERS

The Commission was informed of the refusal of the Brinkman Corporation of the latest offer made by the Redevelopment Commission. It was moved by D. H. Walker, seconded by L. C. Swager, and unanimously approved that the Commission's attorney, Otto E. Grant, Jr., be instructed to prepare a Resolution setting out their determination to institute condemnation proceedings.

### ADJOURNMENT

There being no further business, the meeting adjourned at approximately 9:00 p. m.

Signed: Leon C. Swager  
Secretary

### FORT WAYNE REDEVELOPMENT COMMISSION

Vouchers Approved  
June 13, 1963

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
The M. I. T. Press	Purchase of book entitled, <u>Site Planning</u> . Postage.	\$ 10. 14
Lincoln-Graphic Corporation	Miscellaneous Drafting Supplies	14. 00
Nation's Cities	One-Year Subscription to Magazine	3. 00
Max G. Fisher Realty Company	Purchase Fisher Property in the Three Rivers Project	120, 000. 00
TOTAL		\$ 120, 027. 14

### Hanna-Creighton GNRP Account Ind. R-36(GN)(A)

A. N. Smith, Postmaster	Postage Stamps	\$ 25. 00
General Telephone Company	Telephone Expense May 21 to June 21	16. 50
E. J. LeVay, Inc.	Miscellaneous Office Supplies	19. 85
Growth Industries, Inc.	Rent for June, 1963	200. 00
City Planning Associates, Inc.	Final payment as per contract for preparation of Hanna-Creighton GNRP, Ind. R-36	1, 450. 00
Indiana Bank & Trust Company	Federal withholdings for May 1963	68. 30
TOTAL		\$ 1, 779. 65



# THE FORT WAYNE REDEVELOPMENT COMMISSION

Vouchers Approved  
May 29, 1963

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
Sunny Schick's Camera Shop	Photographic Supplies	\$ 1.80
The Wall Street Journal	Advertisement of Three Rivers	357.70
Standard Oil Company	Gasoline Expense	3.53
Office Systems, Inc.	Repairs to Thermofax Machine	8.00
Shrex of Fort Wayne	Miscellaneous Office Supplies	8.30
City Utilities	Travel Expense for April, Telephone Expense for May, 1963	13.23
Otto E. Grant, Jr.	Legal Services for 4-7 to 5-7-63 Hanna-Creighton - \$150.00 Local Activities - \$50.00	200.00
General Telephone Company	Telephone Expense 5-11 to 6-11-63	20.99
John D. Stearns	Three Aerial Photographs	21.00
Lincoln-Graphic Corp.	Miscellaneous Office and Drafting Supplies	44.55
James R. Crozier	Travel Expense for IURA Meeting	15.50
TOTAL		\$ 694.60

Hanna-Creighton GNRP Account  
Ind. R-36(GN)(A)

City of Fort Wayne - Department of Redevelopment (993-Cash Acct.)	Reimbursement of Salaries of Walter Rollins and Pauline Piepenbrink for 4-27 to 5-11-63	\$ 815.38
Northern Indiana Public Service Co.	Gas Service 3-12 to 5-10-63	73.65
City Utilities	Water and Electric Service 3-5-63 to 5-3-63	32.70
General Telephone Company	Telephone Service 4-21 to 5-21-63	20.28
IBM	Typewriter Ribbon	2.86
Indiana Carbon Company	Orange Carbon Paper - 2 boxes	16.76
City Utilities	Material from Stationery Supply Storeroom	2.50
Hester Miller	Janitor Service	25.00
Growth Industries, Inc.	Rent for April and May, 1963	400.00
Otto E. Grant, Jr.	Legal Services 2-7 to 3-7-63	150.00
TOTAL		\$1, 539.13

## FORT WAYNE REDEVELOPMENT COMMISSION

Monthly Statement — May 31, 1963

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
1 <u>Services Personal</u>				
11 <u>Salaries and Wages Regular</u>	\$ 30,400.	\$12, 159.89	\$ 18, 340.11	\$
12 <u>Salaries and Wages Temporary</u>	5,000.	108.00	4,892.00	
	<u>\$ 35,400.</u>	<u>\$12, 267.89</u>	<u>\$ 23, 132.11</u>	<u>\$</u>

Monthly Statement — May 31, 1963

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
2 <u>Services Contractual</u>				
21 <u>Communication &amp; Transportation</u>				
212 Postage	\$ 500.	\$ 130.50	\$ 369.50	\$
213 Travel Expense	1,500.	34.94	1,465.06	
214 Telephone & Telegraph	500.	166.73	333.27	
24 <u>Printing &amp; Advertising</u>				
241 Printing, other than office supplies	500.	55.95	444.05	
242 Advertising & Publication of Notice	1,000.		1,000.00	
243 Photography & Blueprints	500.	19.28	480.72	
25 <u>Repairs</u>				
252 Repairs to Equipment	200.	75.62	124.38	
26 <u>Other Contractual Services</u>				
261 Legal	2,400.	400.00	2,000.00	
262 Appraisals	7,000.		7,000.00	
263 Consulting Services	5,000.	5,000.00	- 0 -	
	<u>\$ 19,100.</u>	<u>\$ 5,883.02</u>	<u>\$ 13,216.98</u>	<u>\$</u>
3 <u>Supplies</u>				
32 <u>Garage &amp; Motor Supplies</u>				
321 Gasoline	\$ 200.	\$ 62.97	\$ 137.03	\$
322 Oil	60.	2.60	57.40	
324 Other garage & motor supplies	140.	26.02	113.98	
36 <u>Office Supplies</u>				
361 Official Records	100.	28.50	71.50	
362 Stationery	400.	32.15	367.85	
363 Other office supplies	800.	175.20	624.80	\$14.00
	<u>\$ 1,700.</u>	<u>\$ 327.44</u>	<u>\$ 1,372.56</u>	<u>\$14.00</u>
5 <u>Current Charges</u>				
51 Insurance	\$ 150.	\$	\$ 150.00	\$
55 Subscriptions and dues	400.	40.00	360.00	10.00
56 Premium on Official Bonds	350.	262.50	87.50	
	<u>\$ 900.</u>	<u>\$ 302.50</u>	<u>\$ 597.50</u>	<u>\$10.00</u>
6 <u>Current Obligations</u>				
62 Retirement & Social Security - City's Share-	\$ 2,383.	\$ 857.33	\$ 1,525.67	\$
	<u>\$ 2,383.</u>	<u>\$ 857.33</u>	<u>\$ 1,525.67</u>	<u>\$</u>
7 <u>Properties</u>				
721 Furniture & Fixtures	\$ 1,000.	\$	\$ 1,000.00	\$
726 Other Equipment	200.		200.00	
73 Real Estate	177,317.		177,317.00	
	<u>\$178,517.</u>	<u>\$</u>	<u>\$178,517.00</u>	<u>\$</u>
TOTALS	\$238,000.	\$19,638.18	\$218,361.82	\$24.00
1959 Balance	\$ 821.53			
1960 Balance	1,914.43			
1961 Balance	191,664.35			
1962 Balance	<u>244,408.43</u>			
Total	\$438,808.74			
Disbursed from Cash	<u>\$ — 815.38*</u>			
Balance	\$437,993.36			

\*Salary for Walter A. Rollins and Pauline M. Piepenbrink. Cash Account will be reimbursed from the Hanna-Creighton GNRP Account when Federal funds are received.

Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

## MINUTES

DATE: June 17, 1963, 4:00 p.m.

PLACE: Department of Redevelopment

MEMBERS PRESENT: P. Clarke  
L. C. Swager  
M. G. Scott

MEMBERS ABSENT: D. P. McDonald, Jr.  
D. H. Walker

STAFF PRESENT: J. R. Crozier

OTHERS PRESENT: None

### APPROVAL - 1964 BUDGET

The 1964 Proposed Budget was presented to the Commission. Motion for approval: L. C. Swager; Second: M. G. Scott. Motion passed unanimously. The 1964 Proposed Budget is attached.

### ADJOURNMENT

There being no further business, the meeting adjourned at approximately 5:00 p.m.

Signed: Leon C. Swager  
Secretary

### THE FORT WAYNE REDEVELOPMENT COMMISSION 1963-1964 Budget

	<u>1963</u> <u>Appropriated</u>	<u>1964</u> <u>Proposed Budget</u>
1 SERVICES PERSONAL		
11 Salaries and Wages Regular		
111 Executive Director	\$ 14,200.	\$ 7,100.*
113 Senior Planner	6,800.	3,600**
114 Secretary - Bookkeeper	4,200.	2,100.*
115 Draftsman	5,200.	2,600.*
Total	\$ 30,400.	\$ 15,400.
12 Salaries and Wages Temporary	\$ 5,000.	\$ 1,500.
Total Services Personal	\$ 35,400.	\$ 16,900.
2 SERVICES CONTRACTUAL		
21 Communication & Transportation		
212 Postage	\$ 500.	\$ 250.
213 Travel Expense	1,500.	1,000.
214 Telephone & Telegraph	500.	500.
24 Printing & Advertising		
241 Printing, other than Office Supplies	500.	500.
242 Advertising & Publication of Notice	1,000.	500.
243 Photography & Blueprints	500.	250.



Proposed Budget - 1964

	<u>1963</u> <u>Appropriated</u>	<u>1964</u> <u>Proposed Budget</u>
25 Repairs		
252 Repairs to Equipment	\$ 200.	\$ 200.
26 Other Contractual Services		
261 Legal	2,400.	5,000.
262 Appraisals	7,000.	25,000.
263 Consulting Services	<u>5,000.</u>	<u>5,000.</u>
Total Services Contractual	\$ 19,100.	\$ 38,200.
3 SUPPLIES		
32 Garage and Motor Supplies		
321 Gasoline	\$ 200.	\$ 200.
322 Oil	60.	20.
324 Other garage & motor supplies	140.	140.
36 Office Supplies		
361 Official Records	100.	50.
362 Stationery	400.	200.
363 Other Office Supplies	<u>800.</u>	<u>700.</u>
Total Supplies	\$ 1,700.	\$ 1,310.
5 CURRENT CHARGES		
51 Insurance	\$ 150.	\$ 200.
55 Subscriptions and Dues	400.	300.
56 Premium on Official Bonds	<u>350.</u>	<u>300.</u>
Total Current Charges	\$ 900.	\$ 800.
6 CURRENT OBLIGATIONS		
62 Retirement & Social Security - City's Share	<u>\$ 2,383.</u>	<u>\$ 1,200.</u>
Total Current Obligations	\$ 2,383.	\$ 1,200.
7 PROPERTIES		
721 Furniture & Fixtures	\$ 1,000.	\$ - 0 -
726 Other Equipment	200.	100.
73 Real Estate	<u>177,317.</u>	<u>181,490.</u>
Total Properties	\$178,517.	\$181,590.
TOTAL BUDGET 1963-64	\$238,000.	\$240,000.

Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

MINUTES

DATE: June 26, 1963, 5:30 p.m.

PLACE: City Hall

MEMBERS PRESENT:

P. Clarke  
L. C. Swager  
D. H. Walker

MEMBERS ABSENT:

D. P. McDonald, Jr.  
M. G. Scott

STAFF PRESENT: J. R. Crozier

OTHERS PRESENT: Jerry Huddleston (Journal-Gazette)

### THREE RIVERS

The following Resolution was presented to the Commission. It was moved and seconded that it be adopted. Motion passed unanimously.

### ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 6:00 p.m.

Signed: Leon C. Smager  
Secretary

### RESOLUTION

WHEREAS, the Fort Wayne Redevelopment Commission, after public hearing as provided by law, by its Resolution of August 2, 1962, found that the acquisition and redevelopment of the property in the blighted area referred to in Declaratory Resolution One and Amendment No. 1 thereto, Three Rivers Project, adopted by the Commission on January 18, 1962 and on February 26, 1962, respectively, and described as follows to-wit:

A triangular tract; bordered on the north by the south border of Superior Street; on the east by the east border of Borden Street; on the southeast by the south border of Columbia Street; on the southwest by the Nickel Plate Elevation, and on the west by the east border of Lafayette Street, in the City of Fort Wayne, Allen County, Indiana.

and said proposed Project is of public utility and benefit and that said Resolution as amended should be confirmed and said Resolution as amended was accordingly confirmed, and

WHEREAS, no written remonstrances or objections were filed at such public hearing and no appeal from the final action taken by the Commissioners determining such proposed Project to be of public utility and benefit and the confirming such Resolution as amended was taken, and

WHEREAS, thereafter, the Commissioners approved and adopted a list of the real estate and interests therein to be acquired and the price of each parcel or interest to be offered to the owners thereof, which prices did not exceed the average of the three independent appraisals theretofore procured by the Commissioners, and

WHEREAS, negotiations for the purchase of property located within such Project area above described have been carried on on behalf of the Commission, and the Commission has attempted to purchase the following described real estate located within said blighted area, to-wit:

Lot 2 and all that part of Lot 1 lying west of the west line of Clay Street, all in County Addition to the town now City of Fort Wayne, Allen County, Indiana; also

The east 20 feet of Lot 7 in D. N. Foster's Three Rivers Industrial Addition to the City of Fort Wayne, Allen County, Indiana, according to the Recorded Plat thereof, excepting therefrom the following portion thereof to-wit: Beginning at the northeast corner of said Lot 7; thence west along the north line of said lot a distance of 20 feet; thence south and parallel with the east line of said lot a distance of 5 feet; thence in a southeasterly direction to a point on the east line of said lot 30 feet south of the northeast corner thereof; thence north a distance of 30 feet to the place of beginning;

All of said real estate being located in Allen County, Indiana,

from the owner thereof, The Brinkman Corporation, but such efforts to purchase said real estate have been unsuccessful, and

WHEREAS, the Commissioners deem it necessary to acquire the above described real estate owned by The Brinkman Corporation and located in said blighted area by the exercise of the power of Eminent Domain,

NOW THEREFORE, BE IT RESOLVED by the Fort Wayne Redevelopment Commission that said Commission does deem it necessary to acquire the following described real estate situated in Allen County, Indiana, to-wit:

Lot 2 and all that part of Lot 1 lying west of the west line of Clay Street, all in County Addition to the town now City of Fort Wayne, Allen County, Indiana; also

The east 20 feet of Lot 7 in D. N. Foster's Three Rivers Industrial Addition to the City of Fort Wayne, Allen County, Indiana according to the Recorded Plat thereof excepting therefrom the following portion thereof, to-wit: Beginning at the northeast corner of said Lot 7; thence west along the north line of said lot a distance of 20 feet; thence south and parallel with the east line of said lot a distance of 5 feet; thence in a southeasterly direction to a point on the east line of said lot 30 feet south of the northeast corner thereof, thence north a distance of 30 feet to the place of beginning.

All of said real estate being located in Allen County, Indiana.

located within the blighted area described in Declaratory Resolution One and Amendment No. 1 thereto, Three Rivers Project, by the exercise of the power of Eminent Domain, and

RESOLVED FURTHER, that it is the determination of the Fort Wayne Redevelopment Commission to proceed to acquire said real estate by the exercise of the power of Eminent Domain, and the attorney for the Commission is hereby directed to file a petition for such acquisition in the name of the City of Fort Wayne on behalf of the Department of Redevelopment in the Superior Court of Allen County, Indiana, in which said real estate is situated, all in accordance with the applicable statutes of the State of Indiana.





The president called the meeting to order and on roll call the following answered present:

Paul Clarke  
L. C. Swager  
M. G. Scott

and the following were absent:

D. P. McDonald, Jr.  
D. H. Walker

The president declared a quorum present.

A Resolution entitled:

RESOLUTION APPROVING AND PROVIDING FOR THE EXECUTION  
OF A PROPOSED CONTRACT FOR PLANNING ADVANCE FOR  
SURVEYS AND PLANS FOR URBAN RENEWAL PROJECT UNDER  
TITLE I OF THE HOUSING ACT OF 1949, AS AMENDED,  
NUMBERED CONTRACT NO. IND. R-51 (A), BY AND BETWEEN  
CITY OF FORT WAYNE, DEPARTMENT OF REDEVELOPMENT  
AND THE UNITED STATES OF AMERICA

was introduced by Mr. M. G. Scott.

Said Resolution was then read in full and discussed and considered.

Mr. M. G. Scott then moved the adoption of the Resolution as introduced and read. Mr. L. C. Swager seconded the motion, and, on roll call, the following voted "Aye":

Paul Clarke  
L. C. Swager  
M. G. Scott

and the following voted "Nay":

None

The president thereupon declared the motion carried and the Resolution adopted as introduced and read.

#### General Neighborhood Renewal Plan

The Resolution entitled:

RESOLUTION OF THE CITY OF FORT WAYNE  
REDEVELOPMENT COMMISSION APPROVING A  
GENERAL NEIGHBORHOOD RENEWAL PLAN

was presented to the Commission.

It was moved and seconded that the Resolution be adopted. The Resolution was adopted unanimously.

#### THREE RIVERS

##### Brinkman Property

It was moved and seconded that the Commission purchase the Brinkman Property for \$55,000. This motion was approved unanimously.

## Borden Demolition

It was reported to the Commission that the Commission's attorney had prepared a legal notice concerning the demolition of the Borden Property. The Commission approved the legal notice and indicated that it should be published after the purchase of the Borden Property.

## "For Sale" Brochure

The Commission was shown a final draft of a brochure advertising the Three Rivers Property for sale. The brochure had been prepared by the Downtown Association. The Commission approved the brochure.

## MAIN STREET PROJECT

### Concurrence of Federal Government

It was reported that a letter had been received from the Regional Director of Urban Renewal and that this letter dated July 19, 1963, indicated Federal recognition of the planning of the Main Street Project and the establishment by the Federal Government of a reservation in the amount of \$2,827,620 in capital grant funds.

## OTHER BUSINESS

### Audit

L. C. Swager reported on a HHFA audit of Ind. Project R-36, the Hanna-Creighton General Neighborhood Renewal Plan. Mr. Swager reported that the audit revealed two findings requiring action by the Redevelopment Commission and that these actions had already been taken. He noted that both findings concerned minor administrative errors. He reported that the audit stated that the accounting records were adequate, accurate, and current, and that the Redevelopment staff is competent.

The Commission directed that the audit report be filed in the records of the Commission.

### Community Renewal Program

The Executive Director reported that he would like a meeting with the Commission for the specific purpose of reviewing the Community Renewal Program. He reported that the review would be extensive and lengthy, and that he felt no other business should be taken up at the meeting. The Commission selected August 1, 1963, at 7:30 p.m. as the date for the review of the Community Renewal Program.

## ADJOURNMENT

There being no further business to come before the meeting, upon motion duly made and seconded, the meeting was adjourned.

Signed: Leon C. Swager  
Secretary



# FORT WAYNE REDEVELOPMENT COMMISSION

Vouchers Approved  
July 25, 1963

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
General Telephone Company	Telephone Expense July 11 to August 11, 1963	\$ 39.10
Indiana Stamp and Seal Company	One Rubber Stamp - ZIP Code	1.00
Wm. A. Didier & Sons, Inc.	Official Forms 96 and 96A for Three Rivers Project	5.40
Lincoln-Graphic Corporation	Diazo Paper - 10,000 sheets	89.28
Lincoln-Graphic Corporation	Miscellaneous Drafting Supplies	6.10
Otto E. Grant, Jr.	Legal Services - Local and Hanna-Creighton 5-6-63 to 6-7-63	200.00
The Lincoln Printing Corporation	525 Letterheads	21.45
A N. Smith, Postmaster	Postage Stamps	39.50
American Institute of Planners	Provisional Member in A.I.P. for Wayne A. Schacht 1/2 year	11.60
Shrex of Fort Wayne	Miscellaneous Office Supplies	2.60
General Telephone Company	Telephone Expense June 11 to July 11, 1963	26.48
Li		
Lincoln-Graphic Corporation	Miscellaneous Drafting Supplies	3.65
Shrex of Fort Wayne	Miscellaneous Office Supplies	18.13
Loos Insurance Agency	Insurance on property in Three Rivers Project	26.46
Architectural Forum	Subscription for one year	7.00
American Society of Planning Officials	ASPO Membership Dues for Year July 1, 1963 to July 1, 1964	15.00
National Association of Housing and Redevelopment Officials	Active Membership July 1, 1963 to July 1, 1964	12.00
City Utilities	Transportation and Telephone Expense	29.01
The Howard Company	Framing certificate of Workable Program	3.25
Lincoln-Graphic Corporation	50 sheets Bluetex Paper	2.14
James R. Crozier	Travel Expense for Evansville Trip IURA Conference	77.61
Wayne A. Schacht	Travel Expense for Evansville Trip IURA Conference	59.93
The Borden Company	Purchase of Borden Property in the Three Rivers Project	59,000.00
	TOTAL	\$59,696.69
 Community Renewal Program Account Ind. R-24(CR)		
Addressograph-Multigraph Corp.	200 Multilith Masters	\$ 14.40
	TOTAL	\$ 14.40
 Hanna-Creighton GNRP Account Ind. R-36 (GN)(A)		
Walter A. Rollins	Travel Expense for Evansville Trip IURA Conference	\$ 67.75
	TOTAL	\$ 67.75

RESOLUTION APPROVING AND PROVIDING FOR THE EXECUTION  
OF A PROPOSED CONTRACT FOR PLANNING ADVANCE FOR  
SURVEYS AND PLANS FOR URBAN RENEWAL PROJECT UNDER  
TITLE I OF THE HOUSING ACT OF 1949, AS AMENDED,  
NUMBERED CONTRACT NO. IND. R-51(A), BY AND BETWEEN  
CITY OF FORT WAYNE DEPARTMENT OF REDEVELOPMENT  
AND THE UNITED STATES OF AMERICA

WHEREAS the United States of America (herein called the "Government") has tendered to City of Fort Wayne, Department of Redevelopment (herein called the "Local Public Agency") a proposed Contract for Planning Advance for Surveys and Plans for Urban Renewal Project under Title I of the Housing Act of 1949, as amended, under which the Government would make an advance of Federal funds to the Local Public Agency to aid in financing the cost of certain surveys and plans in preparation of an urban renewal project designated Project No. Ind. R-51 in the urban renewal area described in such proposed Contract; and

WHEREAS the Local Public Agency has given due consideration to said proposed Contract:

BE IT RESOLVED BY Fort Wayne Redevelopment Commission as follows:

Section 1. The proposed Contract for Planning Advance for Surveys and Plans for Urban Renewal Project under Title I of the Housing Act of 1949, as amended, designated Contract No. Ind. R-51 (A), consisting of Parts I and II, under and subject to the terms and conditions of which the Government would make an advance of Federal funds to the Local Public Agency to aid in financing the cost of certain surveys and plans for an urban renewal project designated Project No. Ind. R-51, situated in the City of Fort Wayne, County of Allen, State of Indiana, is hereby in all respects approved.

Section 2. The Executive Secretary of the Local Public Agency is hereby authorized and directed to execute said proposed Contract in two counterparts on behalf of the Local Public Agency, and the Secretary is hereby authorized and directed to impress and attest the official seal of the Local Public Agency on each such counterpart and to forward such counterparts to the Housing and Home Finance Agency for execution on behalf of the Government, together with such other documents relative to the approval and execution thereof as well as to this Resolution as may be required by the Government.

Section 3. The Executive Secretary is hereby authorized to file requisitions, together with necessary supporting documents, with the Government, from time to time as advance funds are required, requesting payments to be made on account of the advance provided for in the said Contract, and to do and perform all other things and acts required to be done or performed in order to obtain such payments.

Section 4. This Resolution shall take effect immediately.

# CERTIFICATE OF RECORDING OFFICER

The undersigned HEREBY CERTIFIES that:

1. He is the duly appointed, qualified, and acting Secretary of the City of Fort Wayne, Department of Redevelopment (herein called the "Local Public Agency"), and keeper of the records thereof, including the minutes of its proceedings;

2. The annexed copy of extracts from the minutes of the regular meeting of the Local Public Agency, held on the 25th day of July, 1963 is a true, correct, and compared copy of the whole of the original minutes of said meeting on file and of record insofar as the same relate to the resolution referred to in said extracts and to the other matters referred to therein;

3. Said meeting was duly convened in conformity with all applicable requirements; a proper quorum was present throughout said meeting and the resolution hereinafter mentioned was duly proposed, considered, and adopted in conformity with applicable requirements; and all other requirements and proceedings incident to the proper adoption of said resolution have been duly fulfilled, carried out, and otherwise observed;

4. He is duly authorized to execute this Certificate; and

5. The copy of the resolution annexed hereto entitled:

RESOLUTION APPROVING AND PROVIDING FOR THE EXECUTION  
OF A PROPOSED CONTRACT FOR PLANNING ADVANCE FOR  
SURVEYS AND PLANS FOR URBAN RENEWAL PROJECT UNDER  
TITLE I OF THE HOUSING ACT OF 1949, AS AMENDED,  
NUMBERED CONTRACT NO. IND. R-51(A), BY AND BETWEEN  
CITY OF FORT WAYNE, DEPARTMENT OF REDEVELOPMENT  
AND THE UNITED STATES OF AMERICA

is a true, correct and compared copy of the original resolution referred to in said extracts and as finally adopted at said meeting and, to the extent required by law, as thereafter duly signed or approved by the proper officer or officers of the Local Public Agency and duly published, which resolution is on file and of record.

WITNESS my hand and seal of the Local Public Agency, this  
25th day of July, 1963.



L. C. Swager, Secretary  
Fort Wayne Redevelopment Commission

## RESOLUTION OF THE CITY OF FORT WAYNE REDEVELOPMENT COMMISSION APPROVING A GENERAL NEIGHBORHOOD RENEWAL PLAN

WHEREAS, pursuant to the provisions of Title I of the Housing Act of 1949, as amended, the City of Fort Wayne, Department of Redevelopment (herein called the "Local Public Agency") has entered into a contract, designated Contract No. Ind R-36 (GN)(A), with the Federal Government pursuant to which the government has made available to the Local Public Agency financial assistance for the preparation of a General Neighborhood Renewal Plan for the Urban Renewal Area designated as the Hanna-Creighton Area, in the City of Fort Wayne, State of Indiana (herein called the "Locality"); and



WHEREAS, there was presented to this meeting of the City of Fort Wayne Redevelopment Commission (herein called the "Governing Body") for their consideration and approval a copy of a General Neighborhood Renewal Plan for said Urban Renewal Area dated June, 1963, which plan is entitled:

General Neighborhood Renewal Plan  
for the  
Hanna-Creighton Area

and consists of twelve (12) pages; and eight (8) maps

WHEREAS, said General Neighborhood Renewal Plan was reviewed and considered at length at said meeting:

NOW, THEREFORE, BE IT RESOLVED by the Governing Body, that the General Neighborhood Renewal Plan be and is hereby approved in all respects; that it is determined to be adequate as an outline of the urban renewal activities proposed for the area involved, as a framework for the preparation of urban renewal plans, and to indicate generally, to the extent feasible in preliminary planning, the land uses, population density, building coverage, prospective requirements for rehabilitation and improvement of property, and any portions of the area contemplated for clearance and redevelopment; and that the Secretary be and is hereby directed to file the copy of the General Neighborhood Renewal Plan with the minutes of this meeting.

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies, as follows:

(1) That he is the duly qualified and acting Secretary of the Department of Redevelopment herein called the "Applicant", and the keeper of its records including the journal of proceedings of the Fort Wayne Redevelopment Commission, herein called the "Governing Body".

(2) That the attached resolution is a true and correct copy of the resolution as finally adopted at a meeting of the Governing Body held on the 25th day of July, 1963, and duly recorded in his office;

(3) That said meeting was duly convened and held in all respects in accordance with law and to the extent required by law due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Governing Body voted in the proper manner and for the adoption of said resolution; and all other requirements and proceedings under law incident to the proper adoption or passage of said resolution, have been duly fulfilled, carried out, and otherwise observed;

(4) That if an impression of the seal has been affixed below, it constitutes the official seal of the Applicant and this certificate is hereby executed under such official seal. If no seal has been affixed below, the Applicant does not have and is not legally required to have an official seal;

(5) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this 25th day of July, 1963.



L. C. Swager, Secretary  
Fort Wayne Redevelopment Commission

Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

MINUTES

DATE: August 1, 1963, 7:30 p.m.

PLACE: Office — Department of Redevelopment

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
L. C. Swager  
M. G. Scott  
D. H. Walker

MEMBERS ABSENT: None

STAFF PRESENT: J. R. Crozier  
W. A. Schacht  
W. A. Rollins

OTHERS PRESENT: None

APPROVALS

- 1. Minutes — June 13, June 17, and June 26, 1963.
  - 2. Financial Statement — June 30, 1963. (Attached)
  - 3. Vouchers — July 2, and August 1, 1963. (Attached)
- Motion for approval: L. C. Swager; Second: D. H. Walker. Motion passed unanimously.

COMMUNITY RENEWAL PROGRAM

The Executive Director discussed the Community Renewal Program with the Commission. After a lengthy discussion, it was moved and seconded and adopted that the program be placed in its final form.

ADJOURNMENT

There being no further business, the meeting adjourned at approximately 9:00 p.m.

Signed: Leon C. Swager  
Secretary

FORT WAYNE REDEVELOPMENT COMMISSION

Vouchers Approved August 1, 1963

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
City Utilities	Transportation Expense for June, 1963	\$ 29.33
Standard Oil Company	Gasoline Expense	4.17
Otto E. Grant, Jr.	Legal Expense 6-7-63 to 7-8-63	200.00
	Local Redevelopment \$50.00	
	Hanna-Creighton \$150.00	
Lincoln National Bank & Trust Company	Purchase of Foster Property in Three Rivers Project	76,100.00
	TOTAL	\$76,333.50

Hanna-Creighton GNRP Account  
Ind. R-36(GN)(A)

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<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
City Planning Associates, Inc.	Cost of Printing Hanna-Creighton Brochures	\$235.75
Public Employees' Retirement Fund, FICA	Social Security Payment for month of July, 1963	59.12
Gross Income Tax Division	Gross Income tax withholdings for month of July, 1963	12.39
Indiana Bank & Trust Company	Federal withholdings for July, 1963	136.60
Growth Industries, Inc.	July Rent	200.00
General Telephone Company	Telephone Service 6-21 to 7-21-63	15.95
Northern Indiana Public Service Company	Gas Service 6-11 to 7-11-63	2.56
City Utilities	Electric and Water Service 6-4 to 7-3-63	9.00
	TOTAL	\$671.37

THE FORT WAYNE REDEVELOPMENT COMMISSION

Vouchers Approved  
July 2, 1963

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
Public Employees' Retirement Fund, OASI	Social Security Payment for second quarter, ending June 30, 1963	\$212.37
Public Employees' Retirement Fund	Public Employees' Retirement Fund Payment for second quarter ending June 30, 1963	382.70
	TOTAL	\$595.07

Hanna-Creighton GNRP Account  
Ind. R-36 (GN)(A)

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Northern Indiana Public Service Company	Gas Service 5-10-63 to 6-11-63	\$ 12.00
City Utilities	Electric and Water Service 5-3-63 to 6-4-63	11.28
City Utilities	Material from Storeroom	11.45
Director of Internal Revenue	Federal Income Tax Withholdings for Second quarter ending June, 63. (For month of June)	136.60
Gross Income Tax Division	Gross Income Tax Withholdings for Second quarter ending June, 63	24.65
Public Employees' Retirement Fund, FICA	Social Security Payment for Second quarter ending June 1963	147.80
	TOTAL	\$343.78



## FORT WAYNE REDEVELOPMENT COMMISSION

Financial Statement — June 30, 1963

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
1 <u>Services Personal</u>				
11 Salaries and Wages Regular	\$ 30,400.	\$ 14,498.33	\$ 15,901.67	\$
12 Salaries and Wages Temporary	5,000.	108.00	4,892.00	
	<u>\$ 35,400.</u>	<u>\$ 14,606.33</u>	<u>\$ 20,793.67</u>	<u>\$</u>
2 <u>Services Contractual</u>				
21 <u>Communication &amp; Transportation</u>				
212 Postage	\$ 500.	\$ 130.50	\$ 369.50	\$
213 Travel Expense	1,500.	50.44	1,449.56	
214 Telephone & Telegraph	500.	194.22	305.78	32.98
24 <u>Printing &amp; Advertising</u>				
241 Printing, other than office sup.	500.	55.95	444.05	
242 Advertising & Pub. of Notice	1,000.	357.70	642.30	
243 Photography & Blueprints	500.	42.08	457.92	
25 <u>Repairs</u>				
252 Repairs to Equipment	200.	83.62	116.38	
26 <u>Other Contractual Services</u>				
261 Legal	2,400.	600.00	1,800.00	
262 Appraisals	7,000.		7,000.00	
263 Consulting Services	5,000.	5,000.00	- 0 -	
	<u>\$ 19,100.</u>	<u>\$ 6,514.51</u>	<u>\$ 12,585.49</u>	<u>\$ 32.98</u>
3 <u>Supplies</u>				
32 <u>Garage &amp; Motor Supplies</u>				
321 Gasoline	\$ 200.	\$ 71.56	\$ 128.44	\$ 13.31
322 Oil	60.	3.30	56.70	1.50
324 Other garage & motor supplies	140.	26.99	113.01	7.70
36 <u>Office Supplies</u>				
361 Official Records	100.	28.50	71.50	
362 Stationery	400.	32.15	367.85	21.45
363 Other Office Supplies	800.	242.05	557.95	41.57
5 <u>Current Charges</u>				
51 Insurance	\$ 150.	\$	\$ 150.00	\$ 26.46
55 Subscriptions and dues	400.	53.14	346.86	45.60
56 Premium on Official Bonds	350.	262.50	87.50	
	<u>\$ 900.</u>	<u>\$ 315.64</u>	<u>\$ 584.36</u>	<u>\$ 72.06</u>
6 <u>Current Obligations</u>				
62 Retirement & Social Security - City's Share	\$ 2,383.	\$ 857.33	\$ 1,525.67	\$
	<u>\$ 2,383.</u>	<u>\$ 857.33</u>	<u>\$ 1,525.67</u>	<u>\$</u>
7 <u>Properties</u>				
721 Furniture & Fixtures	\$ 1,000.	\$	\$ 1,000.00	\$
726 Other Equipment	200.		200.00	
73 Real Estate	177,317.	120,000.00	57,317.00	
	<u>\$178,517.</u>	<u>\$120,000.00</u>	<u>\$ 58,517.00</u>	<u>\$</u>
TOTALS	\$238,000.	\$142,698.36	\$ 95,301.64	\$190.57

1959 Balance	\$ 821.53
1960 Balance	1,914.43
1961 Balance	191,664.35
1962 Balance	244,408.43
Total	<u>\$438,808.74</u>
Disbursed from Cash	-815.38*
Balance	<u>\$437,993.36</u>
Reimbursed	+815.38**
BALANCE	<u>\$438,808.74</u>

\*Salary for Walter A. Rollins and Pauline M. Piepenbrink. Cash Account will be reimbursed from the Hanna-Creighton GNRP Account when Federal funds are received.

\*\* Cash Account was reimbursed from Hanna-Creighton GNRP Account on June 4, 1963.

MINUTES

DATE: August 8, 1963, 12:00 Noon

PLACE: Chamber of Commerce

MEMBERS PRESENT: D. P. McDonald, Jr.  
L. C. Swager  
M. G. Scott  
D. H. Walker

MEMBERS ABSENT: P. Clarke

STAFF PRESENT: J. R. Crozier

OTHERS PRESENT: None

APPROVALS

- a. Financial Statement, July 31, 1963. (List Attached)
- b. Minutes, July 25, 1963.

It was moved and seconded that the Financial Statement and Minutes be approved. Motion passed unanimously.

MAIN STREET PROJECT

A proposed contract between the Fort Wayne Redevelopment Commission and the Real Estate Research Corporation for acquisition appraisals in the Main Street Project was presented to the Commission. The contract calls for an expenditure of \$16,500 for appraisals of the property identified on Property Map Code No. R-222, Main Street Project Ind. R-52. The time of performance is 120 days. After discussion it was moved and seconded that the contract be accepted by the Redevelopment Commission. The motion passed unanimously. It was directed that the Commission's Executive Director sign the contract and that it be attested to by the Secretary. It was directed that a copy of the contract be filed in the Office of the Department of Redevelopment.

A second proposed contract between the Real Estate Research Corporation and the Fort Wayne Redevelopment Commission was presented to the Commission. This contract provided that Real Estate Research Corporation will within a 90-day period, and for a fee of \$3,850, prepare a reuse appraisal of all properties within the Main Street Project. After discussion it was moved and seconded that the contract be accepted by the Redevelopment Commission. The motion passed unanimously. It was directed that the Commission's Executive Director sign the contract and that it be attested to by the Secretary. It was directed that a copy of the contract be filed in the Office of the Department of Redevelopment.

A third contract calling for a marketability study of the Main Street Area was presented to the Commission. This contract between the firm of Hammer and Company Associates and the Fort Wayne Redevelopment Commission provides that Hammer and Company Associates will, for a sum of \$1,750, provide a land utilization and marketability study for the Main Street Project. It was moved and seconded that the contract be accepted by the Redevelopment Commission. The motion passed unanimously. It was directed that the Commission's Executive Director sign the contract and that it be attested to by the Secretary. It was directed that a copy of the contract be filed in the Office of the Department of Redevelopment.

## COMMISSION'S MEETING POLICY

The Commission established as policy a monthly meeting, in addition to other meetings as required, in the Hanna-Creighton Field Office on the third Thursday of each month at 7:30 p.m.

## ADJOURNMENT

There being no further business the meeting adjourned at approximately 1:15 p.m.

Signed: L. C. Smager  
Secretary

## FORT WAYNE REDEVELOPMENT COMMISSION

### Monthly Statement — July 31, 1963

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
1 <u>Services Personal</u>				
11 Salaries and Wages Regular	\$ 30,400.	\$ 16,836.77	\$ 13,563.23	\$
12 Salaries and Wages Temp.	5,000.	108.00	4,892.00	
	<u>\$ 35,400.</u>	<u>\$ 16,944.77</u>	<u>\$ 18,455.23</u>	<u>\$</u>
2 <u>Services Contractual</u>				
21 <u>Communication &amp; Transportation</u>				
212 Postage	\$ 500.	\$ 170.00	\$ 330.00	\$
213 Travel Expense	1,500.	187.98	1,312.02	
214 Telephone & Telegraph	500.	266.30	233.70	
24 <u>Printing &amp; Advertising</u>				
241 Printing, other than office				
Supplies	500.	55.95	444.05	
242 Advertising & Publ. of Not.	1,000.	357.70	642.30	
243 Photography & Blueprints	500.	42.08	457.92	
25 <u>Repairs</u>				
252 Repairs to Equipment	200.	83.62	116.38	
26 <u>Other Contractual Services</u>				
261 Legal	2,400.	800.00	1,600.00	200.00
262 Appraisals	7,000.	- 0 -	7,000.00	
263 Consulting Services	5,000.	5,000.00	- 0 -	
264 Building Demolition (New				
Account by Appr. Ord. No.				
A-113)	50,000.	- 0 -	50,000.00	
	<u>\$ 69,100.</u>	<u>\$ 6,963.63</u>	<u>\$ 62,136.37</u>	<u>\$ 200.00</u>
3 <u>Supplies</u>				
32 <u>Garage &amp; Motor Supplies</u>				
321 Gasoline	\$ 200.	\$ 84.87	\$ 115.13	\$ 10.36
322 Oil	60.	4.80	55.20	
324 Other garage & motor sup.	140.	34.69	105.31	23.14
36 <u>Office Supplies</u>				
361 Official Records	100.	28.50	71.50	
362 Stationery	400.	56.20	343.80	
363 Other Office Supplies	800.	371.00	429.00	
	<u>\$ 1,700.</u>	<u>\$ 580.06</u>	<u>\$ 1,119.94</u>	<u>\$ 33.50</u>



Monthly Statement — July 31, 1963

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
5 <u>Current Charges</u>				
51 Insurance	\$ 150.	\$ 26.46	\$ 123.54	\$
55 Subscriptions and dues	400.	98.74	301.26	60.00
56 Premium on Official Bonds	350.	262.50	87.50	
	<u>\$ 900.</u>	<u>\$ 387.70</u>	<u>\$ 512.30</u>	<u>\$ 60.00</u>
6 <u>Current Obligations</u>				
62 Retirement & Social Security - City's Share -	<u>\$ 2,383.</u>	<u>\$ 1,452.40</u>	<u>\$ 930.60</u>	<u>\$</u>
	<u>\$ 2,383.</u>	<u>\$ 1,452.40</u>	<u>\$ 930.60</u>	<u>\$</u>
7 <u>Properties</u>				
721 Furniture & Fixtures	\$ 1,000.	\$	\$ 1,000.00	\$
726 Other Equipment	200.		200.00	
73 Real Estate + \$177,317.				
Appr. Ord. A-113 <u>\$200,000.</u>	<u>377,317.</u>	<u>179,000.00</u>	<u>\$198,317.00</u>	<u>76,100.00</u>
	<u>\$378,517.</u>	<u>\$179,000.00</u>	<u>\$199,517.00</u>	<u>\$76,100.00</u>
TOTALS	\$488,000.	\$205,328.56	\$282,671.44	\$76,393.50

1959 Budget	\$ 821.53
1960 Budget	1,914.43
1961 Budget	191,664.35
1962 Budget	<u>244,408.43</u>
Total Previous Budgets	\$438,808.74
— Appr. Ord. No. A-113	<u>250,000.00</u>
Balance of Previous Budgets	\$188,808.74
+Balance July 31, 1963	282,671.44
+ Redevelopment District Bond Fund Account No. 993-A	<u>240.00*</u>
BALANCE	\$471,720.18

\*Rent received from Wayne Paper Box for Fisher Brothers Warehouse in the Three Rivers Project. (For the month of July, 1963.)

Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

MINUTES

DATE: August 15, 1963, 7:30 p.m.

PLACE: 2233 Bowser Avenue — Field Office of the Department of  
Redevelopment

MEMBERS PRESENT: D. P. McDonald, Jr.  
L. C. Swager  
D. H. Walker

MEMBERS ABSENT: P. Clarke  
M. G. Scott

STAFF PRESENT: J. R. Crozier  
W. A. Schacht  
W. A. Rollins

OTHERS PRESENT: Jerry Huddleston (Journal-Gazette)  
Approximately 60 residents of the Hanna-Creighton Neighborhood

#### APPROVALS

a. Minutes, August 1, 1963.  
It was moved and seconded that the Minutes be approved. Motion passed unanimously.

#### THREE RIVERS PROJECT

Mr. Walker reported on a series of conversations he had held with Harrold Lehman concerning the National Mill Property in the Three Rivers Project. He reported that Mr. Lehman has accepted the Commission's offer for the property of \$138,000. He reported that Mr. Lehman was anxious to stay in the building for a period of about six months from the date of purchase and that rent would be paid during this period.

The Commission confirmed the price of \$138,000 for the National Mill Property in the Three Rivers Project.

The Executive Director reported that purchase of the above property completed acquisition work in the Three Rivers Project. He reported that a total of \$528,100 had been expended for property acquisition and that this was \$15,236 more than the average of the three appraisals. He reported that in his opinion this was a fine record of purchase.

#### HANNA-CREIGHTON

The Executive Director reported on the selection of appraisers for the Hanna-Creighton Project. He reported that he had contacted the President of the Board of Realtors for the names of qualified appraisers in the Fort Wayne Area and that based on the list supplied by the Board President, he had written 35 letters outlining the work to be involved in the Hanna-Creighton Project and requesting the appraisers to indicate their interest in appraisal work. He reported that 8 appraisers replied to the letter and indicated interest; in addition, 3 other persons, alerted to the Commission's need for appraisers by publicity, indicated that they would be interested.

On the basis of the qualifications of those interested and their availability, the Executive Director recommended that (1) three appraisers be utilized for the first appraisals, (2) that the appraisers be assigned specific areas to appraise within the project, and (3) that James Roth, Richard Curdes, and Herman Wadlington be selected for the appraisal work.

The Commission directed that all correspondence regarding the selection of appraisers, including the personal and professional qualifications of the appraisers, be made part of the permanent record of the Department of Redevelopment and authorized the Executive Director to work with the three appraisers, noted above, to prepare a contract to be submitted to the Commission.

## ADJOURNMENT

At the conclusion of the business meeting, the Commission adjourned, but remained in the office to discuss the Hanna-Creighton proposals with the people in the audience who attended the meeting. This discussion lasted until approximately 9:15 p.m.

Signed: L. C. Swager  
Secretary

Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

## MINUTES

DATE: September 19, 1963, 7:30 p.m.

PLACE: Department of Redevelopment - 2233 Bowser Avenue

MEMBERS PRESENT: P. Clarke  
D. P. McDonald, Jr.  
L. C. Swager  
D. H. Walker

MEMBERS ABSENT: M. G. Scott

STAFF PRESENT: J. R. Crozier  
W. A. Schacht  
W. A. Rollins

OTHERS PRESENT: Richard Curdes (Appraiser)  
James Roth (Appraiser)  
Herman Wadlington (Appraiser)  
Jerry Huddleston (Journal-Gazette)  
Residents of Hanna-Creighton Neighborhood

## APPROVALS

Vouchers (List Attached). It was moved and seconded that the Vouchers for September 19, 1963, be approved. Motion passed unanimously.

## HANNA-CREIGHTON

### Project No. 1 Contract

The Executive Director reported that the contract for Planning Advance on Project No. 1 in Hanna-Creighton, previously adopted on July 25, 1963, by the Commission, would have to be re-adopted because of an error made in the Resolution of the Commission pertaining to the adoption. The following pertains to the re-adoption of the contract:

The Fort Wayne Redevelopment Commission of the City of Fort Wayne, Indiana, met in a regular meeting at the office of the Department of Redevelopment in the City of Fort Wayne, Indiana, at 7:30 o'clock p.m., on the 19th day of September, 1963, the place, hour, and date duly established for the holding of such meeting.



The president called the meeting to order and on roll call the following answered present:

Paul Clarke  
D. P. McDonald, Jr.  
L. C. Swager  
D. H. Walker

and the following were absent:

M. G. Scott

The president declared a quorum present.

A Resolution entitled:

RESOLUTION APPROVING AND PROVIDING FOR THE EXECUTION OF A PROPOSED CONTRACT FOR PLANNING ADVANCE FOR SURVEYS AND PLANS FOR URBAN RENEWAL PROJECT UNDER TITLE I OF THE HOUSING ACT OF 1949, AS AMENDED, NUMBERED CONTRACT NO. IND. R-51 (A), BY AND BETWEEN CITY OF FORT WAYNE, DEPARTMENT OF REDEVELOPMENT AND THE UNITED STATES OF AMERICA

was introduced by Mr. L. C. Swager.

Said Resolution was then read in full and discussed and considered.

Mr. D. H. Walker then moved the adoption of the Resolution as introduced and read. Mr. D. P. McDonald, Jr. seconded the motion, and, on roll call, the following voted "Aye":

Paul Clarke  
D. P. McDonald, Jr.  
L. C. Swager  
D. H. Walker

and the following voted "Nay": None

The president thereupon declared the motion carried and the Resolution adopted as introduced and read.

#### Hanna-Creighton Appraisers

The Executive Director reported that he was authorized by the Commission to prepare a contract for submittal to the Commission covering the appraisal services in Hanna-Creighton Project No. 1 of the three appraisers previously selected by the Commission.

In determining the fee to be paid to the appraisers, the Executive Director reported that he had contacted two other redevelopment agencies in Indiana, discussed the fee schedule with the Chairman of the Realtors Appraisal Committee, determined the fee paid for FHA and VA appraisal work in Fort Wayne, received suggestions from the Urban Renewal Administration and made similar investigations.

On the basis of these calculations and after discussion with the Commission, contract sums of: \$5,780.00 for Richard A. Curdes, \$6,920.00 for James W. Roth, and \$5,920.00 for Herman Wadlington were authorized. The appraisers are to make one appraisal of all property within a specified geographical area in Project No. 1. The difference in fee among the three appraisers relates to the number of parcels and to the complexity of development in each of the geographical areas.

Contracts calling for the appraisal work were presented to the Commission. It was noted that the contracts were identical to Federal Form H-639.

After discussion, it was moved and seconded that the contracts be approved. The motion was passed unanimously. The Commission directed that the contracts and all background material be made part of the permanent files of the Commission.

#### ADJOURNMENT

There being no further business to come before the meeting, upon motion duly made and seconded, the meeting was adjourned.

After adjournment the Commission then introduced the appraisers to the audience which consisted of approximately forty people. A question and answer session followed.

Signed: \_\_\_\_\_

*H. C. Smager*  
Secretary

RESOLUTION APPROVING AND PROVIDING FOR THE EXECUTION  
OF A PROPOSED CONTRACT FOR PLANNING ADVANCE FOR  
SURVEYS AND PLANS FOR URBAN RENEWAL PROJECT UNDER  
TITLE I OF THE HOUSING ACT OF 1949, AS AMENDED,  
NUMBERED CONTRACT NO. IND. R-51 (A), BY AND BETWEEN  
CITY OF FORT WAYNE, DEPARTMENT OF REDEVELOPMENT  
AND THE UNITED STATES OF AMERICA

WHEREAS the United States of America (Herein called the "Government") has tendered to City of Fort Wayne, Department of Redevelopment (herein called the "Local Public Agency") a proposed Contract for Planning Advance for Surveys and Plans for Urban Renewal Project under Title I of the Housing Act of 1949, as amended, under which the Government would make an advance of Federal funds to the Local Public Agency to aid in financing the cost of certain surveys and plans in preparation of an urban renewal project designated Project No. Ind. R-51 in the urban renewal area described in such proposed Contract; and

WHEREAS the Local Public Agency has given due consideration to said proposed Contract:

BE IT RESOLVED BY Fort Wayne Redevelopment Commission as follows:

Section 1. The proposed Contract for Planning Advance for Surveys and Plans for Urban Renewal Project under Title I of the Housing Act of 1949, as amended, designated Contract No. Ind. R-51 (A), consisting of Parts I and II, under and subject to the terms and conditions of which the Government would make an advance of Federal funds to the Local Public Agency to aid in financing the cost of certain surveys and plans for an urban renewal project designated Project No. Ind. R-51, situated in the City of Fort Wayne, County of Allen, State of Indiana, is hereby in all respects approved.

Section 2. The President of the Local Public Agency is hereby authorized and directed to execute said proposed Contract in two counterparts on behalf of the Local Public Agency, and the Secretary is hereby authorized and directed to impress and attest the official seal of the Local Public Agency on each such counterpart and to forward such counterparts to the Housing and Home Finance Agency for execution on behalf of the Government, together with such other documents relative to the approval and execution thereof as well as to this Resolution as may be required by the Government.

Section 3. The Executive Secretary is hereby authorized to file requisitions, together with necessary supporting documents, with the Government, from time to time as advance funds are required, requesting payments to be made on account of the advance provided for in said Contract, and to do and perform all other things and acts required to be done or performed in order to obtain such payments.

Section 4. This Resolution shall take effect immediately.

#### CERTIFICATE OF RECORDING OFFICER

The undersigned HEREBY CERTIFIES that:

1. He is the duly appointed, qualified, and acting Secretary of the City of Fort Wayne, Department of Redevelopment (herein called the "Local Public Agency"), and keeper of the records thereof, including the minutes of its proceedings;

2. The annexed copy of extracts from the minutes of the regular meeting of the Local Public Agency, held on the 19th day of September, 1963, is a true, correct, and compared copy of the whole of the original minutes of said meeting on file and of record insofar as the same relate to the resolution referred to in said extracts and to the other matters referred to therein;

3. Said meeting was duly convened in conformity with all applicable requirements; a proper quorum was present throughout said meeting and the resolution hereinafter mentioned was duly proposed, considered, and adopted in conformity with applicable requirements; and all other requirements and proceedings incident to the proper adoption of said resolution have been duly fulfilled, carried out, and otherwise observed;

4. He is duly authorized to execute this Certificate; and

5. The Copy of the resolution annexed hereto entitled:

RESOLUTION APPROVING AND PROVIDING FOR THE EXECUTION  
OF A PROPOSED CONTRACT FOR PLANNING ADVANCE FOR  
SURVEYS AND PLANS FOR URBAN RENEWAL PROJECT UNDER  
TITLE I OF THE HOUSING ACT OF 1949, AS AMENDED,  
NUMBERED CONTRACT NO. IND. R-51 (A), BY AND BETWEEN  
CITY OF FORT WAYNE, DEPARTMENT OF REDEVELOPMENT  
AND THE UNITED STATES OF AMERICA

is a true, correct and compared copy of the original resolution referred to in said extracts and as finally adopted at said meeting and, to the extent required by law, as thereafter duly signed or approved by the proper officer or officers of the Local Public Agency and duly published, which resolution is on file and of record.

WITNESS my hand and the seal of the Local Public Agency, this 19th day of September, 1963.

  
\_\_\_\_\_  
L. C. Swager, Secretary  
Fort Wayne Redevelopment Commission

(SEAL)



# FORT WAYNE REDEVELOPMENT COMMISSION

Vouchers Approved  
September 19, 1963

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
Lincoln Graphic Corporation	Miscellaneous Drafting Supplies	\$ 2.40
Lincoln Graphic Corporation	Miscellaneous Drafting Supplies	16.00
General Telephone Company	Telephone Expense from Aug. 11 to Sept. 11, 1963	15.60
Shrex of Fort Wayne	Office Supplies	2.00
Office Systems, Inc.	Repair to Thermofax Machine	8.00
City Utilities	Transportation Expense for July, Telephone Expense for July and August, 1963.	23.60
International Business Machines	Typewriter Ribbons	12.06
City Utilities	Telephone Expense for Sept., 1963	6.50
Lincoln Graphic Corporation	Miscellaneous Drafting Supplies	4.66
Standard Oil Company	Gasoline Expense	3.73
Otto E. Grant, Jr.	Legal Expense - July 8 to Aug. 7, 63 Local - \$50.00 Hanna-Creighton - \$150.00	200.00
American Institute of Planners	Membership Dues for Wayne Schacht (1 year)	20.00
American Institute of Planners	Membership Dues for James Crozier (1 year)	60.00
Shrex of Fort Wayne	Miscellaneous Office Supplies	6.10
Blair Associates Incorporated	Final payment for downtown study	<u>11,000.00</u>

TOTAL \$ 11,380.65

Hanna-Creighton GNRP Account  
Ind. R-36 (GN)(A)

Hanna-Creighton Account, R-51(A)	Check written on GNRP Account to withdraw money deposited in wrong account. Money deposited in the new account entitled Hanna- Creighton Account, R-51 (A).	\$ 100.00
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TOTAL \$ 100.00

Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

## MINUTES

DATE: September 26, 1963, 7:30 p.m.

PLACE: Office — Department of Redevelopment

MEMBERS PRESENT:

P. Clarke  
L. C. Swager  
D. H. Walker

MEMBERS ABSENT:

D. P. McDonald, Jr.  
M. G. Scott

STAFF PRESENT:

W. A. Schacht  
W. A. Rollins

OTHERS PRESENT:

Jerry Huddleston (Journal-Gazette)

### APPROVALS

- a. Financial Statement, August 31, 1963 (Attached)
- b. Vouchers, September 26, 1963 (Attached)
- c. Minutes — August 8 and August 15, 1963.

It was moved and seconded that the Financial Statement, Vouchers, and Minutes be approved. Motion passed unanimously.

### THREE RIVERS PROJECT

The Commission reviewed the five bids received for the demolition of the former Border Property at 445 East Columbia Street. The five bids as submitted were:

1. Martin, Inc.	\$ 12,500.00
2. Cleveland Wrecking Co.	13,300.00
3. Keith Griffin Company	13,400.00
4. Contractors, Inc.	17,400.00
5. L. I. Griffin & Sons, Inc.	18,983.00

After a discussion of the bids, it was moved by L. C. Swager and seconded by D. H. Walker that the contract be awarded to Martin, Inc. for the sum of \$12,500. Motion passed unanimously.

### ADJOURNMENT

There being no further business the meeting adjourned at approximately 8:00 p.m.

Signed: L. C. Swager  
Secretary

### FORT WAYNE REDEVELOPMENT COMMISSION

#### Financial Statement — August 31, 1963

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
1 <u>Services Personal</u>				
11 Salaries and Wages Reg.	\$ 30,400.	\$ 19,175.21	\$ 11,224.79	\$
12 Salaries and Wages Temporary	5,000.	108.00	4,892.00	
	<u>\$ 35,400.</u>	<u>\$ 19,283.21</u>	<u>\$ 16,116.79</u>	<u>\$</u>
2 <u>Services Contractual</u>				
21 <u>Communication &amp; Transportation</u>				
212 Postage	\$ 500.	\$ 170.00	\$ 330.00	\$
213 Travel Expense	1,500.	187.98	1,312.02	
214 Telephone & Telegraph	500.	266.30	233.70	28.60
24 <u>Printing &amp; Advertising</u>				
241 Printing, other than office supplies	500.	55.95	444.05	
242 Advertising & Publication of Notice	1,000.	357.70	642.30	
243 Photography & Blueprints	500.	42.08	457.92	

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
25 <u>Repairs</u>				
252 Repairs to Equipment	\$ 200.	\$ 83.62	\$ 116.38	\$ 8.00
26 <u>Other Contractual Services</u>				
261 Legal	2,400.	1,000.00	1,400.00	
262 Appraisals	7,000.	- 0 -	7,000.00	
263 Consulting Services	5,000.	5,000.00	- 0 -	
264 Building Demolition	50,000.	- 0 -	50,000.00	
	<u>\$ 69,100.</u>	<u>\$ 7,163.63</u>	<u>\$ 61,936.37</u>	<u>\$ 36.60</u>
3 <u>Supplies</u>				
32 <u>Garage &amp; Motor Supplies</u>				
321 Gasoline	\$ 200.	\$ 95.23	\$ 104.77	\$ 10.29
322 Oil	60.	4.80	55.20	1.20
324 Other garage & motor sup.	140.	57.83	82.17	2.84
36 <u>Office Supplies</u>				
361 Official Records	100.	28.50	71.50	
362 Stationery	400.	56.20	343.80	
363 Other Office Supplies	800.	371.00	429.00	32.46
	<u>\$ 1,700.</u>	<u>\$ 613.56</u>	<u>\$ 1,086.44</u>	<u>\$ 46.79</u>
5 <u>Current Charges</u>				
51 Insurance	\$ 150.	\$ 26.46	\$ 123.54	\$
55 Subscriptions and Dues	400.	98.74	301.26	64.80
56 Premium on Official Bonds	350.	262.50	87.50	
	<u>\$ 900.</u>	<u>\$ 387.70</u>	<u>\$ 512.30</u>	<u>\$ 64.80</u>
6 <u>Current Obligations</u>				
62 Retirement & Social Security - City's Share -	\$ 2,383.	\$ 1,452.40	\$ 930.60	\$
	<u>\$ 2,383.</u>	<u>\$ 1,452.40</u>	<u>\$ 930.60</u>	<u>\$</u>
7 <u>Properties</u>				
721 Furniture & Fixtures	\$ 1,000.	\$ - 0 -	\$ 1,000.00	\$
726 Other Equipment	200.	- 0 -	200.00	
73 Real Estate	377,317.	255,100.00	122,217.00	
	<u>\$378,517.</u>	<u>\$255,100.00</u>	<u>\$123,417.00</u>	<u>\$</u>
TOTALS	\$488,000.	\$284,000.50	\$203,999.50	\$148.19
Balance of Previous Budgets	\$188,808.74			
+Balance August 31, 1963	203,999.50			
+Redevelopment District Bond Fund Account No. 993-A	<u>480.00*</u>			
Balance	\$393,288.24			
- 993-Cash Account	<u>853.86**</u>			
BALANCE	\$392,434.38			

\* Rent received from Wayne Paper Box for Fisher Brothers Warehouse in the Three Rivers Project. (For the months of July and August, 1963, at \$240.00 per month.)

\*\* Salaries paid to Walter A. Rollins and Pauline M. Piepenbrink for the month of August, 1963, from the 993-Cash Account. This money will be reimbursed when Federal funds are received for the Hanna-Creighton Account.



# THE FORT WAYNE REDEVELOPMENT COMMISSION

Vouchers Approved  
(September 26, 1963)

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
House & Home	Sixteen month subscription	\$ 4.80
Fort Wayne Newspapers, Inc.	Legal ad in newspapers for bid for demolition of Borden Property in Three Rivers Project	33.44
General Telephone Company	Telephone Expense, Sept. 11 to Oct. 11, 1963.	26.38
City Utilities	Gasoline Expense and Maintenance Expense for Automobile	10.19
Lincoln Graphic Corporation	Miscellaneous office Supplies and Reproduction of three maps	39.85
Loos Insurance Agency	Insurance premium on Borden Pro- perty in Three Rivers Project and Foster Property in Three Rivers	32.60
	TOTAL	\$147.26
 <u>Hanna-Creighton Account</u> <u>Contract No. Ind. R-51(A)</u>		
City Utilities	Water and Electric Service from July 3 to August 5, 1963.	\$ 19.00
Northern Indiana Public Service Co.	Gas Service from July 11 to August 9, 1963	2.56
General Telephone Company	Telephone Expense from July 21 to September 21, 1963	32.47
R. P. Evans Company	Miscellaneous Office Supplies	5.20
Indiana Stamp and Seal Company	One Rubber Stamp	1.86
International Business Machines	Typewriter Ribbon	2.86
Shrex of Fort Wayne	Miscellaneous Office Supplies	49.60
A. N. Smith, Postmaster	Postage Stamps	25.00
	TOTAL	\$138.55

Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

### MINUTES

DATE: October 17, 1963, 7:30 p.m.

PLACE: Field Office - Department of Redevelopment  
2233 Bowser Avenue, Fort Wayne, Indiana

MEMBERS PRESENT: L. C. Swager  
M. G. Scott  
D. H. Walker

MEMBERS ABSENT: P. Clarke  
D. P. McDonald, Jr.

STAFF PRESENT: J. R. Crozier  
W. A. Rollins

OTHERS PRESENT: 20 Residents of the Hanna-Creighton Neighborhood

### APPROVALS

- a. Financial Statement, September 30, 1963. (Attached)
- b. Minutes, September 19 and September 26, 1963.
- c. Vouchers, October 17, 1963. (Attached)

It was moved and seconded that the Financial Statement, Vouchers, and Minutes be approved. Motion passed unanimously.

### THREE RIVERS

#### Sign

The Commissioners discussed the advertisement of the Three Rivers Property for sale. It had been previously suggested that a sign be placed on the former Borden Property advertising the land for sale. It was moved and seconded that such a sign be erected. The motion was passed unanimously.

#### River Bank

The Commissioners discussed the condition of the river bank on the north and east side of the Three Rivers Property. It was suggested that in order to maintain the present developer interest, the river bank should be cleaned-up to enhance the attractiveness of the site. It was moved and seconded that the Commission send a memorandum to the Mayor asking for any suggestions he might have as to which department of the City would be responsible for such work. The motion passed unanimously.

### HANNA-CREIGHTON

#### Irremovables

A meeting with Otto Grant, the Redevelopment Commissioners, and a consultant was scheduled for October 31, 1963, 12:00 Noon at the Chamber of Commerce to discuss the problem of "irremovables."

### Marketability Contract

It was moved and seconded that the Commission sign a contract with Hammer and Company Associates in the amount of \$850.00 for a marketability study for Project 1. This would consist in updating the Neighborhood Study, previously completed by this firm. The motion was passed unanimously. The contract is made a part of the permanent files of the Commission.

### Check Signing Resolution

It was moved and seconded that the attached Resolution governing the check signing procedure for Project 1 of Hanna-Creighton be adopted. The motion was passed unanimously.

### Business Relocation

Business relocation was discussed by the Commission, and D. H. Walker was directed to determine if the Chamber of Commerce would be willing to aid the Commission in this regard for both Hanna-Creighton and Main Street.

### ADJOURNMENT

There being no further business, the meeting adjourned at approximately 8:15 p.m. After adjournment the Commissioners met and talked with residents of the Hanna-Creighton Neighborhood.

Signed: H. C. Smager  
Secretary

### RESOLUTION

WHEREAS, under Title I of the Housing Act of 1949, as amended, the Housing and Home Finance Administrator is authorized to extend financial assistance to localities in the elimination and prevention of the spread of their slums and urban blight through the planning and undertaking of urban renewal projects; and

WHEREAS, under Section 110(c) of Title I, the Housing and Home Finance Administrator may make advances of funds for the preparation of Surveys and Plans; and

WHEREAS, the Fort Wayne Redevelopment Commission has received a grant for the Survey and Planning of the Hanna-Creighton Neighborhood in the amount of \$112,926; and

WHEREAS, these funds are deposited in a separate account entitled, "Hanna-Creighton Account, Contract Ind. R-51(A)".

NOW, THEREFORE BE IT RESOLVED BY THE Fort Wayne Redevelopment Commission as follows:

1. George Gable, Controller, City of Fort Wayne, Indiana shall be designated as checksigner, and Harlan Pressler, Treasurer, City of Fort Wayne, Indiana, as check countersigner.
2. The bank or banks which are depositories of funds provided for the Title I program shall honor checks signed by the designated persons without ascertaining whether or not the first designated checksigner or countersigner was available when the check was signed.



BE IT FURTHER RESOLVED that this Resolution is in accordance with Section 30-5-1 of the Urban Renewal Manual.

  
\_\_\_\_\_  
President  
Fort Wayne Redevelopment Commission

Adopted this 17th day of October, 1963.

FORT WAYNE REDEVELOPMENT  
COMMISSION

Vouchers Approved  
October 17, 1963

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
National Planning Association	Purchase of Planning Pamphlet	\$ 1.59
Lincoln Graphic Corporation	500 Sheets of Thermofax Paper	25.25
A. N. Smith, Postmaster	Postage Stamps	40.00
Otto E. Grant, Jr.	Legal Services for two months August and September, 1963.	100.00
A. K. Hofer	Survey of Premises for Borden and Fisher Properties in Three Rivers Project.	390.00
Public Employes' Retirement Fund	Payment of quarterly PERF for quarter ending Sept. 30, 1963	386.08
Public Employes' Retirement Fund, OASI	Payment of quarterly PERF for Social Security for quarter ending Sept. 30, 1963.	225.56
National Housing Conference	Purchase of Housing <u>Yearbook</u> and Conference Membership	15.00
City Utilities	Transportation Expense for month of Sept., 1963 and Telephone Expense for October, 1963.	19.84
Shrex of Fort Wayne	Miscellaneous Office Supplies	15.43
The National Federation of Settlements and Neighborhood Cities	One Publication	2.88
		<hr/>
	TOTAL	\$1,221.63
Community Renewal Program Account		
<u>Ind R-24</u>		
Hammer and Company Associates	Final payment for completion of pro- fessional services in connection with CRP with contract April 12, 1962.	\$5,000.00
		<hr/>
	TOTAL	\$5,000.00

Hanna-Creighton Account  
Contract No. Ind. R-51(A)

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
City Utilities	Electric and Water Service from 8-5 to 9-4-63	\$ 17.04
Northern Indiana Public Service	Gas Service from 8-9 to 10-9-63	13.79
General Telephone Company	Telephone Expense 9-21 to 10-21-63	15.40
Growth Industries, Inc.	Rent for Aug., Sept., and Oct., 1963 and repairs and installments	756.96
Hester Miller, Sr.	Janitor Service	25.00
Lincoln-Graphic Corp.	Miscellaneous Drafting Supplies	17.10
The Howard Company	Miscellaneous Camera Supplies and processing of films	74.43
City Utilities	Miscellaneous Office Supplies from Storeroom for June, July, and Aug. 1963	49.06
Loos Insurance Agency	Insurance Premiums	96.40
Lewis & Christen	Purchase of Office Furniture - File Cabinet	120.70
Otto E. Grant, Jr.	Legal Services for Aug. and Sept. 1963.	300.00
	TOTAL	\$1,485.88

FORT WAYNE REDEVELOPMENT  
 COMMISSION

Monthly Statement — September 30, 1963

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
1 <u>Services Personal</u>				
11 Salaries and Wages Regular	\$ 30,400.	\$ 21,513.65	\$ 8,886.35	\$
12 Salaries and Wages Temporary	5,000.	108.00	4,892.00	
	<u>\$ 35,400.</u>	<u>\$ 21,621.65</u>	<u>\$ 13,778.35</u>	<u>\$</u>
2 <u>Services Contractual</u>				
21 <u>Communication &amp; Transportation</u>				
212 Postage	\$ 500.	\$ 170.00	\$ 330.00	\$
213 Travel Expense	1,500.	187.98	1,312.02	
214 Telephone & Telegraph	500.	301.40	198.60	
24 <u>Printing &amp; Advertising</u>				
241 Printing, other than office sup.	500.	55.95	444.05	
242 Advertising & Pub. of Notice	1,000.	357.70	642.30	
243 Photography & Blueprints	500.	42.08	457.92	
25 <u>Repairs</u>				
252 Repairs to Equipment	200.	91.62	108.38	
26 <u>Other Contractual Services</u>				
261 Legal	2,400.	1,200.00	1,200.00	
262 Appraisals	7,000.	- 0 -	7,000.00	
263 Consulting Serv. - 1963 Appr.				
	\$ 5,000.00			
Encumbered Bal. - 1961 Appr.				
	<u>\$11,000.00</u>			
264 Building Demolition	16,000.	\$ 16,000.00	- 0 -	
	50,000.	- 0 -	50,000.00	
	<u>\$ 80,100.</u>	<u>\$ 18,406.73</u>	<u>\$ 61,693.27</u>	<u>\$</u>

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
3 <u>Supplies</u>				
32 <u>Garage &amp; Motor Supplies</u>				
321 Gasoline	\$ 200.	\$ 105.52	\$ 330.00	\$
322 Oil	60.	6.00	54.00	
324 Other garage & motor supplies	140.	60.67	79.33	
36 <u>Office Supplies</u>				
361 Official Records	100.	28.50	71.50	
362 Stationery	400.	56.20	343.80	
363 Other Office Supplies	800.	414.22	385.78	
	<u>\$ 1,700.</u>	<u>\$ 671.11</u>	<u>\$ 1,028.89</u>	<u>\$</u>
5 <u>Current Charges</u>				
51 Insurance	\$ 150.	\$ 26.46	\$ 123.54	
55 Subscriptions and dues	400.	178.74	221.26	7.00
56 Premium on Official Bonds	350.	262.50	432.30	
	<u>\$ 900.</u>	<u>\$ 467.70</u>	<u>\$ 432.30</u>	<u>\$ 7.00</u>
6 <u>Current Obligations</u>				
62 Retirement & Social Security City's Share	\$ 2,383.	\$ 1,452.40	\$ 930.60	\$
	<u>\$ 2,383.</u>	<u>\$ 1,452.40</u>	<u>\$ 930.60</u>	<u>\$</u>
7 <u>Properties</u>				
721 Furniture & Fixtures	\$ 1,000.	\$ - 0 -	\$ 1,000.00	\$
726 Other Equipment	200.	- 0 -	200.00	
73 Real Estate	377,317.	255,100.00	122,217.00	390.00
	<u>\$378,517.</u>	<u>\$255,100.00</u>	<u>\$123,417.00</u>	<u>\$390.00</u>
TOTALS	\$499,000.	\$297,719.59	\$201,280.41	\$397.00
Balance of Previous Budgets	\$188,808.74			
Less Encumbered Balance 1961	<u>-11,000.00</u>			
BALANCE of Previous Budgets	\$177,808.74			
Balance September 30, 1963	+201,280.41			
Redevelopment District Bond Fund Account No. 993-A	<u>+ 720.00*</u>			
Balance	\$379,809.15			
993-Cash Account	<u>- 1,707.72**</u>			
BALANCE	\$378,101.43			

\* Rent received from Wayne Paper Box for Fisher Brothers Warehouse in the Three Rivers Project. (For the months of July, Aug., Sept., 1963, at \$240.00 per month.)

\*\* Salaries paid to Walter A. Rollins and Pauline M. Piepenbrink for the months of August and September, 1963, from the 993-Cash Account. This money will be reimbursed when Federal funds are received for the Hanna-Creighton Account.



Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

### MINUTES

DATE: November 6, 1963, 7:30 p.m.

PLACE: Office — Department of Redevelopment

MEMBERS PRESENT: Paul Clarke  
L. C. Swager  
M. G. Scott  
D. H. Walker

MEMBERS ABSENT: D. P. McDonald, Jr.

STAFF PRESENT: J. R. Crozier

OTHERS PRESENT: None

### HANNA-CREIGHTON

A contract was presented to the Commission for planning work in connection with Project 1. The contract was between the Commission and the City Planning Associates, Incorporated in Mishawaka, Indiana, who have previously done the planning for the Neighborhood Renewal Plan.

The main items to be covered by the contract included (1) a project area report, (2) report on planning proposals, and (3) cost estimates and financial report. It was reported that the contract had been approved by the Urban Renewal Administration. The compensation for the contract will be \$7,000; time of performance will be ninety (90) days.

After discussion of the contract, it was moved and seconded that the contract be accepted. Motion passed unanimously. The contract was made a part of the permanent files of the Commission.

### MEETING SCHEDULE

The Commission selected the first Thursday of every month as the business meeting. They directed that the meetings in the Hanna-Creighton Office will continue to be held on the third Thursday of each month, but that no business, with the exception of emergency measures, be conducted at that meeting.

### ADJOURNMENT

There being no further business, the meeting adjourned at approximately 9:30 p.m.

Signed: \_\_\_\_\_

*L. C. Swager*  
Secretary

Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

## MINUTES

DATE: November 21, 1963, 7:30 p.m.

PLACE: Redevelopment Commission Branch Office  
2233 Bowser Avenue, Fort Wayne, Indiana

MEMBERS PRESENT: Paul Clarke  
D. P. McDonald, Jr.  
L. C. Swager  
D. H. Walker

MEMBERS ABSENT: M. G. Scott

STAFF PRESENT: J. R. Crozier  
W. A. Rollins

OTHERS PRESENT: Gary Huhn (Journal-Gazette)  
60 Residents of Hanna-Creighton Neighborhood

## APPROVALS

Vouchers dated November 21, 1963. (List Attached) It was moved and seconded that the vouchers be approved. The motion passed unanimously.

## HANNA-CREIGHTON

Maps showing where relocation surveys and acquisition appraisals had been completed were presented.

Mr. T. Brooks Brademas, Director of Planning, City Planning Associates, presented three site plans showing how the neighborhood could look after redevelopment. The plans presented were only suggestions as how the area could be redeveloped. A question and answer period brought out ideas concerning both family and business relocation.

The next meeting at the branch office is scheduled for January 16, 1964, since a meeting on the third Thursday of December would conflict with the holiday activities.

## ADJOURNMENT

There being no further business, the meeting adjourned at approximately 9:30 p.m.

Signed: L. C. Swager  
Secretary

Vouchers Approved  
November 21, 1963

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
Blair & Associates Incorporated	Printing of Downtown Plan	\$ 5,926.67
Hagerman Realty Corporation	Purchase of Three Rivers Property	81,000.00
Lincoln Graphic Corporation	Miscellaneous Drafting Supplies	24.50
The Howard Company	Roll of Film	1.99
Lincoln Printing Corporation	Stationery — Letterhead Envelopes	19.75
Office Systems, Inc.	Repair Thermofax Machine	8.00
General Telephone Company	Telephone Expense from Oct. 11 to Nov. 11, 1963	36.51
James R. Crozier	Travel Expense to East Coast — Three Rivers	83.37
Wayne A. Schacht	Travel Expense to Milwaukee	64.45
James R. Crozier	Travel Expense to Milwaukee	116.94
Barrett, Barrett & McNagny	Legal Expenses in connection with Three Rivers Project	14.27
Otto E. Grant, Jr.	Legal Expense from Oct. 7, to November 7, 1963	50.00
City Utilities	Telephone Expense for Nov. 1963	6.50
Chamber of Commerce	Membership Dues Oct. 1 to Jan. 1 1964	10.00
Lincoln Graphic Corporation	Miscellaneous Office Supplies and Process Negative	2.88
Martin, Inc.	Demolition of Borden buildings in Three Rivers Project	12,500.00
International Business Machines	Typewriter Ribbons	12.00
General Telephone Company	Telephone Expense from Nov. 11 to Dec. 11, 1963	24.32
Wayne A. Schacht	Travel Expense to Chicago	19.47
	TOTAL	\$99,921.62
Hanna-Creighton Account Contract No. Ind. R-51 (A)		
Indiana Bank & Trust Company	Federal withholding tax for Oct. 63	\$ 104.90
City Utilities	Electric and Water Service Sept. 4 to October 3, 1963	10.14
Lewis & Christen	Rental for folding chairs Oct. 17 to Nov. 17, 1963	40.00
Growth Industries, Inc.	Rent for November, 1963	200.00
Walter A. Rollins	Travel Expense to Chicago	16.62
H. A. Biggs & Associates, Inc.	Elevation control points	240.00
Northern Indiana Public Serv. Co.	Gas Service Oct. 9 to Nov. 11, 63	23.99
City Utilities	Electric and Water Service from Oct. 3 to Nov. 4, 1963	12.60
General Telephone Company	Telephone Expense from Oct. 21 to Nov. 21, 1963	15.90
A. N. Smith, Postmaster	Postage Stamps	20.00
Lewis & Christen	Rent on Folding chairs Nov. 17 to Dec. 17, 1963	40.00
City Utilities	Material from Stationery Supply Storeroom for October 1963	38.00
City of Fort Wayne - Department of Redevelopment (Cash Account)	Reimbursement of salaries for Aug., Sept., and Oct., 1963	2,561.58
City of Fort Wayne - Department of Redevelopment (Cash Account)	Reimbursement of salaries chargeable to Ind. R-51 for Crozier and Schacht.	1,337.50
Otto E. Grant, Jr.	Legal Services from Oct. 7 to November 7, 1963	150.00
	TOTAL	\$ 4,811.23



Fort Wayne Redevelopment Commission  
425 South Calhoun Street  
Fort Wayne, Indiana

### MINUTES

DATE: December 5, 1963, 7:30 p.m.

PLACE: Office — Department of Redevelopment

MEMBERS PRESENT: D. P. McDonald, Jr.  
L. C. Swager  
M. G. Scott

MEMBERS ABSENT: Paul Clarke  
D. H. Walker

STAFF PRESENT: J. R. Crozier  
W. A. Schacht

OTHERS PRESENT: Jerry Huddleston (Journal-Gazette)

### APPROVALS

- a. Vouchers — December 5, 1963. (List Attached)
  - b. Minutes — October 17 and November 6, 1963
  - c. Financial Statements — October 31 and November 30, 1963. (Attached)
- It was moved and seconded that the Vouchers, Minutes, and Financial Statements be approved. Motion passed unanimously.

### THREE RIVERS

The Commission agreed in principle to pay commissions to realtors responsible for the sale of the Three Rivers land. They requested the Commission's attorney to prepare a statement covering this policy.

### MAIN STREET

The Commission received a request from the Fine Arts Foundation for consideration of the proposed Fine Arts Center as a reuse in the Main Street Project. The Commission's reply to the Fine Arts Foundation was that they felt that the proposed Fine Arts Center should have a central location, that the Main Street Project would be a desirable location for the proposed site and that the Commission would work with the Fine Arts Foundation to bring this about.

### ADJOURNMENT

There being no further business, the meeting adjourned at approximately 9:00 p.m.

Signed: L. C. Swager  
Secretary

# FORT WAYNE REDEVELOPMENT COMMISSION

Vouchers Approved  
December 5, 1963

<u>Company</u>	<u>Purpose</u>	<u>Amount</u>
Lincoln Graphic Corporation	Miscellaneous Office and Drafting Supplies	\$ 8.55
Lewis & Christen	File Cabinet	108.27
City Utilities	Transportation Expense for October, 1963	7.09
Shrex of Fort Wayne	Miscellaneous Office Supplies	<u>3.03</u>
	TOTAL	\$ 126.94

Hanna-Creighton Account  
Contract No. Ind. R-51(A)

General Telephone Company	Telephone Expense from November 21 to December 21, 1963	\$ 16.92
Growth Industries, Inc.	Rent for December, 1963	200.00
Hester Miller, Sr.	Janitor Service	25.00
Shrex of Fort Wayne	Miscellaneous Office Supplies	31.38
Action Incorporated	Associate Membership dues for one year Oct. 8, 1963 to Oct. 7, 1964	100.00
City Planning Associates, Inc.	Progress payment	2,500.00
Indiana Bank & Trust Company	Federal withholding tax for November, 1963	<u>209.80</u>
	TOTAL	\$3,083.10

# FORT WAYNE REDEVELOPMENT COMMISSION

Monthly Statement — October 31, 1963

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
1 <u>Services Personal</u>				
11 Salaries and Wages Regular	\$ 30,400.	\$ 23,852.09	\$ 6,547.91	\$
12 Salaries and Wages Temporary	5,000.	208.00	4,792.00	
	<u>\$ 35,400.</u>	<u>\$ 24,060.09</u>	<u>\$ 11,339.91</u>	<u>\$</u>
2 <u>Services Contractual</u>				
21 <u>Communication &amp; Transportation</u>				
212 Postage	\$ 500.	\$ 210.00	\$ 290.00	\$
213 Travel Expense	1,500.	187.98	1,312.02	83.37
214 Telephone & Telegraph	500.	334.28	165.72	36.51
24 <u>Printing &amp; Advertising</u>				
241 Printing, other than office sup.	500.	59.75	440.25	
242 Advertising & Pub. of Notice	1,000.	391.14	608.86	
243 Photography & Blueprints	500.	42.08	457.92	2.50
25 <u>Repairs</u>				
252 Repairs to Equipment	200.	91.62	108.38	8.00
26 <u>Other Contractual Services</u>				
261 Legal	2,400.	1,300.00	1,100.00	
262 Appraisals	7,000.	-0-	7,000.00	
263 Consulting Services	16,000.	16,000.00	-0-	
264 Building Demoltion	50,000.	-0-	50,000.00	12,500.00
	<u>\$ 80,100.</u>	<u>\$ 18,616.85</u>	<u>\$ 61,483.15</u>	<u>\$12,630.38</u>

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
3 <u>Supplies</u>				
32 <u>Garage &amp; Motor Supplies</u>				
321 Gasoline	\$ 200.	\$ 119.58	\$ 80.42	\$
322 Oil	60.	7.20	52.80	
324 Other garage & motor supplies	140.	68.94	71.06	
36 <u>Office Supplies</u>				
361 Official Records	100.	28.50	71.50	
362 Stationery	400.	56.20	343.80	19.75
363 Other Office Supplies	800.	490.95	309.05	21.99
	<u>\$ 1,700.</u>	<u>\$ 771.37</u>	<u>\$ 928.63</u>	<u>\$ 41.74</u>
5 <u>Current Charges</u>				
51 Insurance	\$ 150.	\$ 59.06	\$ 90.94	\$
55 Subscriptions and Dues	400.	203.01	196.99	
56 Premium on Official Bonds	350.	262.50	87.50	
	<u>\$ 900.</u>	<u>\$ 524.57</u>	<u>\$ 375.43</u>	<u>\$</u>
6 <u>Current Obligations</u>				
62 Retirement & Social Security				
City's Share	\$ 2,383.	\$ 2,064.04	\$ 318.96	\$
	<u>\$ 2,383.</u>	<u>\$ 2,064.04</u>	<u>\$ 318.96</u>	<u>\$</u>
7 <u>Properties</u>				
721 Furniture & Fixtures	\$ 1,000.	\$ -0-	\$ 1,000.00	\$
726 Other Equipment	200.	-0-	200.00	
73 Real Estate	377,317.	255,490.00	121,827.00	
	<u>\$378,517.</u>	<u>\$255,490.00</u>	<u>\$123,027.00</u>	<u>\$</u>
TOTALS	\$499,000.	\$301,526.92	\$197,473.08	\$12,672.12
Balance of Previous Budgets	\$177,808.74			
+Balance, October 31, 1963	197,473.08			
+Redevelopment District Bond Fund				
Account No. 993-A	<u>1,135.00*</u>			
Total	\$376,416.82			
- 993-Cash Account	<u>2,561.58**</u>			
BALANCE	\$373,855.24			

\*Rent Received From:

Wayne Paper Box - July, 1963	\$ 240.00
Aug., 1963	240.00
Sept., 1963	240.00
Oct., 1963	240.00
Brinkman (Foster) - Oct., 1963	<u>175.00</u>
Total Rent Received	\$ 1,135.00

\*\*Salaries paid to Walter A. Rollins and Pauline M. Piepenbrink for the months of August, September, and October, 1963, from the 993-Cash Account. This money will be reimbursed when Federal funds are received for the Hanna-Creighton Account.



## FORT WAYNE REDEVELOPMENT COMMISSION

Monthly Statement — November 30, 1963

	<u>Appropriated</u>	<u>Disbursed</u>	<u>Balance</u>	<u>Incurred</u>
1 <u>Services Personal</u>				
11 Salaries and Wages Regular	\$ 30,400.00	\$ 27,359.75	\$ 3,040.25	\$
12 Salaries and Wages Temporary	5,000.00	226.75	4,773.25	
	<u>\$ 35,400.00</u>	<u>\$ 27,586.50</u>	<u>\$ 7,813.50</u>	<u>\$</u>
2 <u>Services Contractual</u>				
21 <u>Communication &amp; Transportation</u>				
212 Postage	\$ 500.00	\$ 210.00	\$ 290.00	\$
213 Travel Expense	1,500.00	472.21	1,027.79	
214 Telephone & Telegraph	500.00	401.61	98.39	
24 <u>Printing &amp; Advertising</u>				
241 Printing, other than office supplies:				
Original Appropriation \$ 500.00				
Encumbered Bal. 1961 5,926.67				
Total Appr.	6,426.67	5,986.42	440.25	
242 Advertising & Pub. of Notice	1,000.00	391.14	608.86	
243 Photography & Blueprints	500.00	45.95	454.05	
25 <u>Repairs</u>				
252 Repairs to Equipment	200.00	99.62	100.38	
26 <u>Other Contractual Services</u>				
261 Legal	2,400.00	1,364.27	1,035.73	
262 Appraisals	7,000.00	-0-	7,000.00	
263 Consulting Services	16,000.00	16,000.00	-0-	
264 Building Demolition	50,000.00	12,500.00	37,500.00	
	<u>\$ 86,026.67</u>	<u>\$ 37,471.22</u>	<u>\$ 48,555.45</u>	<u>\$</u>
3 <u>Supplies</u>				
32 <u>Garage and Motor Supplies</u>				
321 Gasoline	\$ 200.00	\$ 119.58	\$ 80.42	\$ 7.97
322 Oil	60.00	7.20	52.80	
324 Other garage & motor supplies	140.00	68.94	71.06	1.00
36 <u>Office Supplies</u>				
361 Official Records	100.00	28.50	71.50	
362 Stationery	400.00	75.95	324.05	
363 Other Office Supplies	800.00	528.45	271.55	9.53
	<u>\$ 1,700.00</u>	<u>\$ 828.62</u>	<u>\$ 871.38</u>	<u>\$ 18.50</u>
5 <u>Current Charges</u>				
51 Insurance	\$ 150.00	\$ 59.06	\$ 90.94	\$
55 Subscriptions and Dues	400.00	213.01	186.99	
56 Premium on Official Bonds	350.00	262.50	87.50	
	<u>\$ 900.00</u>	<u>\$ 534.57</u>	<u>\$ 365.43</u>	<u>\$</u>
6 <u>Current Obligations</u>				
62 Retirement & Social Security				
City's Share	\$ 2,383.00	\$ 2,064.04	\$ 318.96	\$
	<u>\$ 2,383.00</u>	<u>\$ 2,064.04</u>	<u>\$ 318.96</u>	<u>\$</u>
7 <u>Properties</u>				
721 Furniture & Fixtures	\$ 1,000.00	\$ -0-	\$ 1,000.00	\$108.27
726 Other Equipment	200.00	-0-	200.00	
73 Real Estate	377,317.00	336,490.00	40,827.00	
	<u>\$378,517.00</u>	<u>\$336,490.00</u>	<u>\$ 42,027.00</u>	<u>\$108.27</u>
TOTALS	\$540,926.67	\$404,974.95	\$ 99,951.72	\$126.77

Balance of Previous Budgets	\$ 177, 808. 74
— Less Encumbered Bal. 1961	<u>5, 926. 67</u>
Balance of Previous Budgets to date	\$ 171, 882. 07
+Balance, November 30, 1963	99, 951. 72
+Redevelopment District Bond Fund Account No. 993-A	<u>1, 750. 00*</u>
Total	\$273, 583. 79
— Less 993-Cash Account	<u>2, 561. 58**</u>
BALANCE	\$271, 022. 21

*Rent Received From:		
Wayne Paper Box - July, 1963	\$	240. 00
Aug., 1963		240. 00
Sept., 1963		240. 00
Oct., 1963		240. 00
Nov., 1963		240. 00
Brinkman (Foster) Oct., 1963		175. 00
Nov., 1963		175. 00
Wayne Township Trustee Nov., 1963	<u></u>	200. 00 Oct. Rent
Total Rent Received	\$	1, 750. 00

\*\*Salaries paid to Walter A. Rollins and Pauline M. Piepenbrink for the months of August, September, and October, 1963, from the 993-Cash Account. This money will be reimbursed when Federal funds are received for the Hanna-Creighton Account.











TO LOCK  
PERMANENTLY  
Push down spur  
with a blunt  
instrument.

